BENEDICTS

To Let

Unit 27 and 29/30

Monument Business Park, Chalgrove, OX44 7RW

Three industrial units coming soon...

1,841 to 5,558 sq ft

(171.03 to 516.36 sq m)

- Available individually or combined
- Semi-detached industrial units
- Suitable for a variety of uses

Unit 27 and 29/30, Monument Business Park, Chalgrove, OX44 7RW

Summary

Available Size	1,841 to 5,558 sq ft
Rent	£23,250 - £46,500 per sq ft
Business Rates	Unit 27 RV: £17,000. Unit 29/30 RV: £28,000
EPC Rating	Upon enquiry

Description

Due to the occupier growing into a larger unit on the park, these flexible industrial units will be available soon. More details and photos to follow.
Monument Business Park benefits from a serviced office provision and cafe on site.

Location

Situated on the B480 approximately 9 miles south-west of Oxford and 7 miles from Junction 7 of the M40, Chalgrove is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford, Wallingford, Abingdon and Thame, whilst, on a national level, swift communications are provided onto the M40, A40, A4074 and A34 trunk roads. The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Charlgrove, the subject property is located within Monument Business Park off Warpsgrove Lane and opposite Chalgrove Airfield. The Park is set in an idyllic location and benefits from picturesque countryside views

Accommodation

The accommodation comprises the following areas:

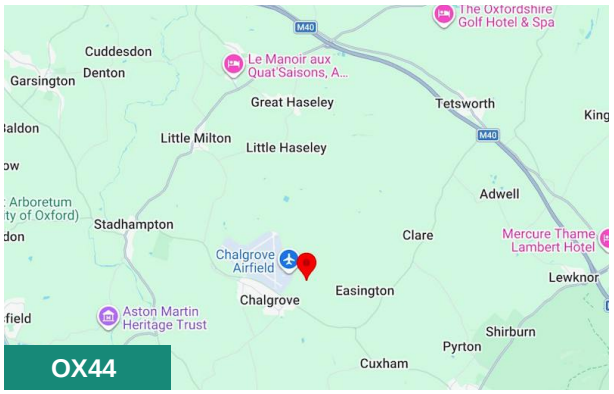
Name	sq ft	sq m	Availability
Unit - 27	1,841	171.03	Available
Unit - 29/30	3,717	345.32	Under Offer
Total	**5,558**	**516.35**	

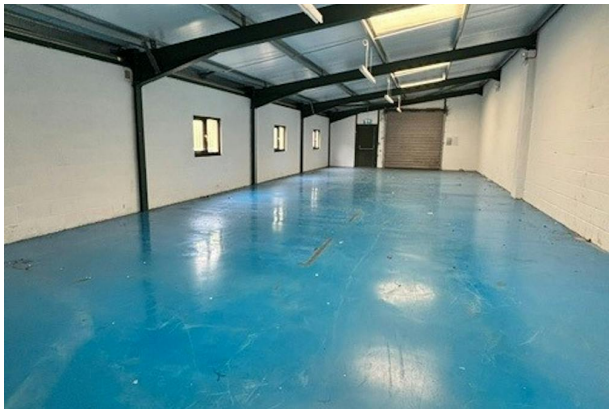
Viewings

Please contact the sole agents to arrange an appointment.

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.





Viewing & Further Information

Sophie Holder
01865883364 | 07587221536
sophie@benedicts.co.uk

Edward Lifely
01865 883364 | 07464492953
edward@benedicts.co.uk

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