

SMALL OFFICES FOR LEASE



Upton Lodge,
Astrop Road,
Middleton Cheney,
OX17 2PJ

With
Parking



01295 983 333
wild-property.co.uk

LOCATION

The property is approximately 2 miles from junction 11 of the M40. It is situated just outside the village of Middleton Cheney, upon a small business and farm estate within the open countryside.

On arriving in the centre of Middleton Cheney, take the Astrop Road over the dual carriageway and Upon Lodge is on your left-hand side a few hundred yards beyond the village boundary.

The estate has an electric gated entrance and provides office and business premises within a lovely rural setting and fabulous views.



ACCOMMODATION

The available offices are at ground floor, within a larger building with kitchen and toilet facilities shared with another business. The office is in good condition with air conditioning. In addition there is a generously sized store cupboard.

Accommodation	Size	Licence Fee	Energy Performance
Unit 3C	28 sq m / 300 sq ft	£450 plus VAT	D Rating
Unit 3B	21 sq m / 224 sq ft	£350 plus VAT	D Rating

LICENCE AGREEMENT

The ingoing occupier would enter into a simple Licence Agreement. In addition to the Licence Fee the occupier would be responsible for the electricity cost to the landlord and for organising its own broadband and phone line. The premises qualify for Small Business Rates Relief. The Licence allows the occupier to give three month's notice in the event of needing to end the arrangement. A deposit of one month's rent is required.



OFFICE INTERIOR – 3B

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

Tel: 01295 983 333

M: 07801 164034

E: neil@wild-property.co.uk
kelly@wild-property.co.uk
www.wild-property.co.uk

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.



Wild Property Consultancy Ltd

44 South Bar, Banbury, OX16 9AB

T: 01295 983 333

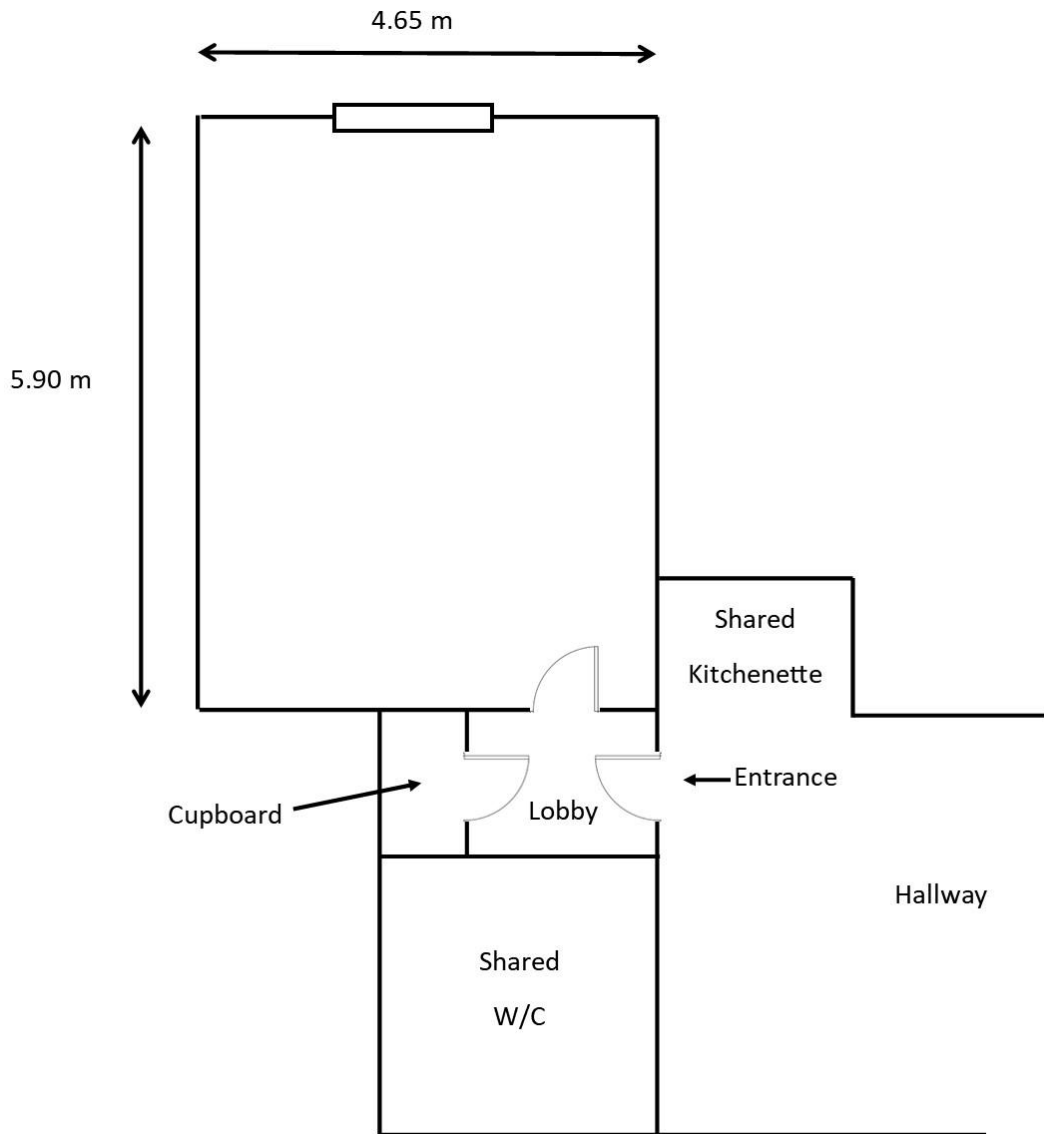
E: neil@wild-property.co.uk

Commercial Property

Chartered Surveyors

Asset Management

Investment



FLOOR PLAN – OFFICE 3C

IMPORANT NOTICE

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