

# SMALL OFFICE FOR LEASE



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

With  
Parking



**01295 983 333**  
[wild-property.co.uk](http://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.



## ACCOMMODATION

The office is at ground floor and is within a larger building with kitchen and toilet facilities shared with two other businesses. The office has been redecorated and new wood flooring installed.

Accommodation	Size	Monthly Rent	Energy Performance
Suite 2, Unit 3	20.8 sq m / 224 sq ft	£350	D Rating

## LICENCE AGREEMENT

The ingoing occupier would enter into a simple Licence Agreement. 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.



## FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

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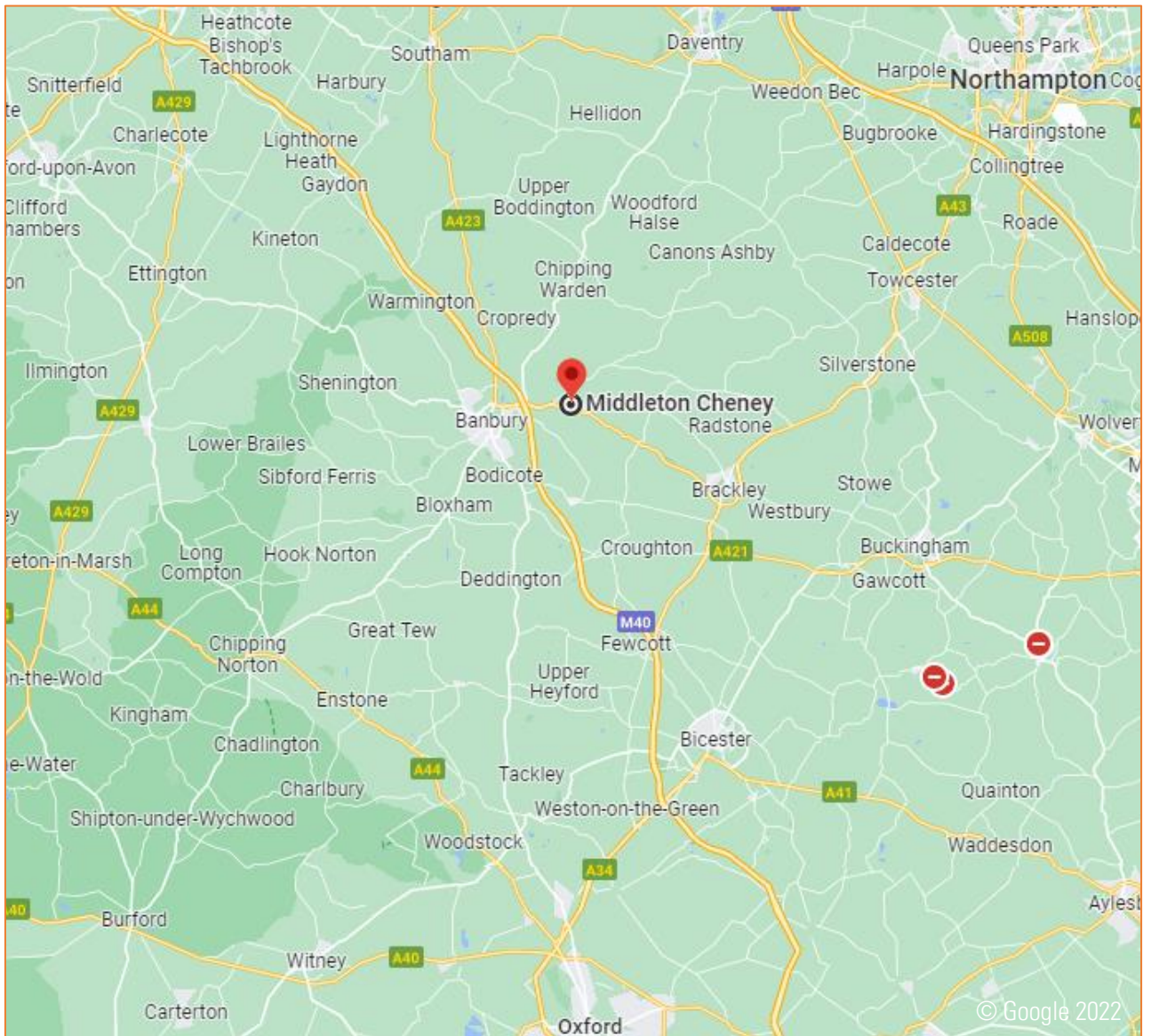
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## VIEWINGS

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.





**IMPORTANT NOTICE**

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