



Unit 2 Wychwood Business Centre, Shipton Under Wychwood  
TO LET - OFFICE SUITE £27,500 per annum

# Milton Road, Shipton Under Wychwood OX7 6XU

## High Quality Offices - 1975sq.ft (183sq.m)

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£27,500 per annum Leasehold

### LOCATION & DESCRIPTION

Wychwood Business Centre lies on the edge of the village of Shipton under Wychwood, just off the A361, approx. 4 miles north of Burford and approx. 6 miles south of Chipping Norton.

Unit 2 is an attractive modern office building with stone elevations and a tiled roof, with a full height glazing panel at the entrance and ground and first floor windows on three elevations providing good visibility and natural lighting.

### ACCOMMODATION

The building provides open plan and cellular office space laid out around a central full height atrium and a feature staircase extending to an approx. net internal floor

area of 1975 sq ft. (183 sq m)

### SPECIFICATION

- High quality decorative finish
- Gas central heating and under floor heating to the reception area
- Suspended ceilings
- Recessed lighting
- Carpets to all offices, stone tiles to reception area
- WC's on each floor
- Kitchen
- Garden
- 10 car parking spaces
- High speed broadband
- Security alarm

### TENURE

The property is available on full repairing and

insuring terms for a rent of £27,500 per annum exclusive.

### BUSINESS RATES

The current rateable value is £12,250 per annum. Small Business Rate Relief may be available; enquiries should be made to the West Oxon District Council.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the report is available upon request.

### LEGAL COSTS

Each party to pay their own legal costs



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