

TO LET

Carter Jonas



**KEMP HOUSE
PART GROUND FLOOR
CHAWLEY PARK
OXFORD
OX2 9PH**

**Well presented modern office suite
within attractive setting**

- 2,759 sq.ft- 6,143 sq.ft / 256.28 sq.m – 570.67 sq.m
- Recently refurbished ground floor office suite
- 3 miles from the City Centre
- Good transport links

LOCATION

Kemp House is situated on Chawley Park, a small business park which is located at the top of Cumnor Hill. The property is well placed being just three miles to the west of Oxford City Centre, one mile from Botley and the A34 junction and one mile from the A420 junction.

Cumnor Hill offers an attractive environment with neighbouring high value residential and mixed commercial property surrounded by open countryside. Cumnor Village is well served by local amenities including a post office/store and good quality public houses/restaurants in Cumnor, with extensive shopping facilities in Botley.

DESCRIPTION

Kemp House is a high quality two storey multi tenanted office building, constructed in 2001.

The available suite is located on the ground floor East wing and provides refurbished open plan offices, capable of being split into two suites. The accommodation benefits from pre installed data cabling providing a plug and play option for any incoming tenant.

The accommodation benefits from the following:-

- Air conditioning
- LED lighting
- Kitchenette
- Suspended ceilings
- Full access raised floors
- Generous on site car parking
- Male and female WCs and showers
- CAT 5E cabling

ACCOMMODATION

The property provides the following approximate net internal floor areas;

| | Sq Ft | Sq M |
|------------------------|-------|--------|
| Ground Floor East Wing | 6,143 | 570.67 |

Subject to terms, the suite is suitable for division from approximately 2,759 sq ft/256.28 sqm.

RENT

Rent on Application.

BUSINESS RATES

The current rateable value is £72,500

Interested parties should verify this figure with Oxford City Council.

SERVICE CHARGE

A service charge to cover the maintenance and upkeep of the common part, exterior and grounds will be applicable.

Further details available upon request.

VAT

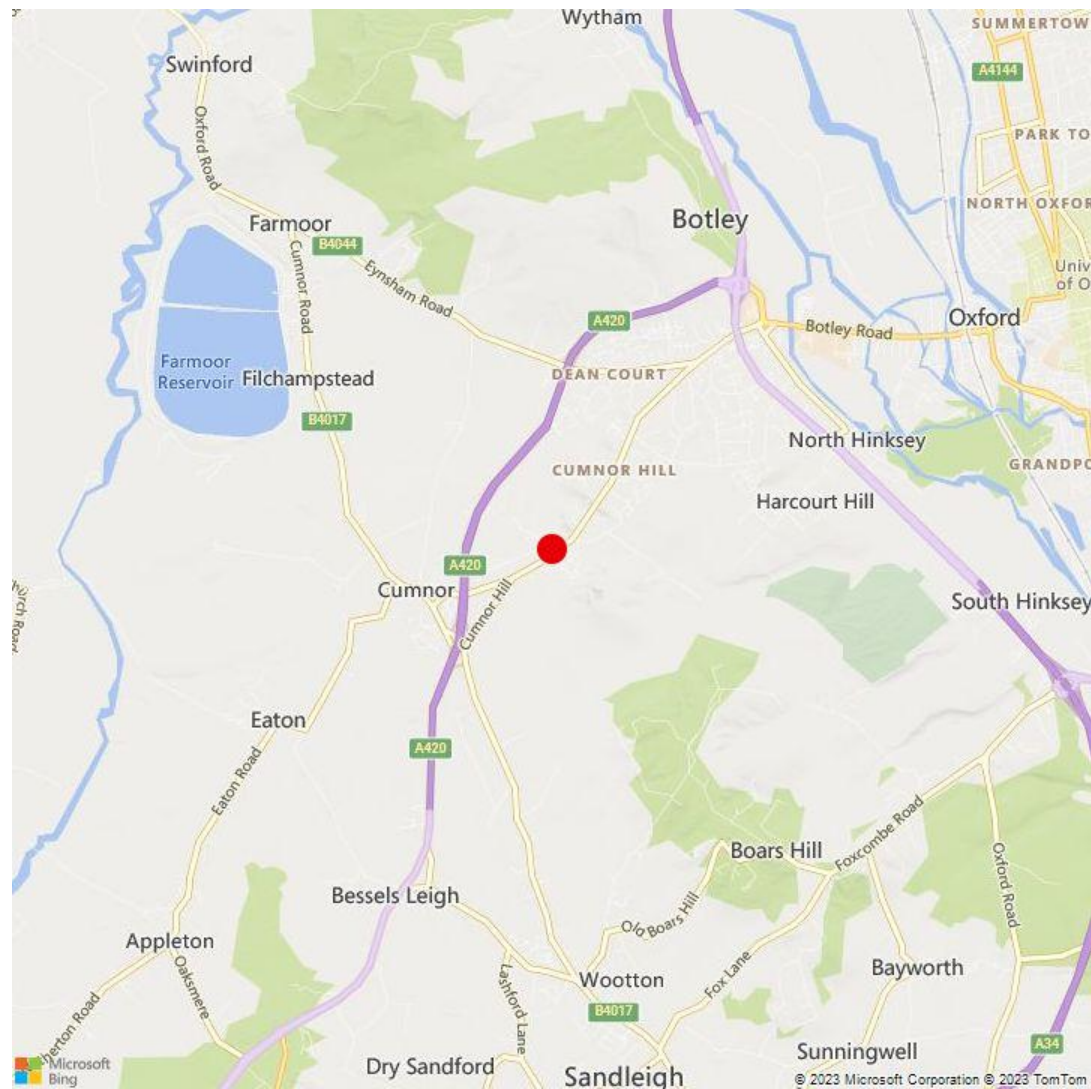
All prices quoted are exclusive of VAT where applicable.

EPC

EPC Rating is in review.

August 23





Viewing strictly by appointment

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IMPORTANT INFORMATION

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