

**Chilbrook**  
Oasis Business Park








**TO LET** Part ground floor and part first floor 3,599 – 19,632 sq ft approx.



## DESCRIPTION

Chilbrook comprises a large detached two storey office building of steel frame construction with fully glazed external elevations. The office space available comprises a range of office suites on the ground and first floor. The office suites have been completely refurbished and benefit from the following features:-

-  Suspended ceiling
-  Full air conditioning system
-  Large lobby reception
-  Shared male/female and disabled WC and shower facilities
-  Floor ducting system including CAT 5e cabling

## ACCOMMODATION

The property comprises the following net internal floor areas:-

	Sq FT	Sq M	Parking Spaces
<b>Ground floor</b>			
Suite 2	3,599	334	14
Suite 3	3,709	344	15
<b>First floor</b>			
Suite 5	8,257	767	32
Suite 7	4,067	377	16
<b>Total</b>	<b>19,632</b>	<b>1,822</b>	

## LEASE TERMS

The property is available to let on the basis of a new full repairing and insuring lease at a quoting rent of £19.75 per sq ft per annum exclusive.

## OUTGOINGS

**Business Rates** To be assessed.  
**Service Charge** Further information upon request.

## VAT

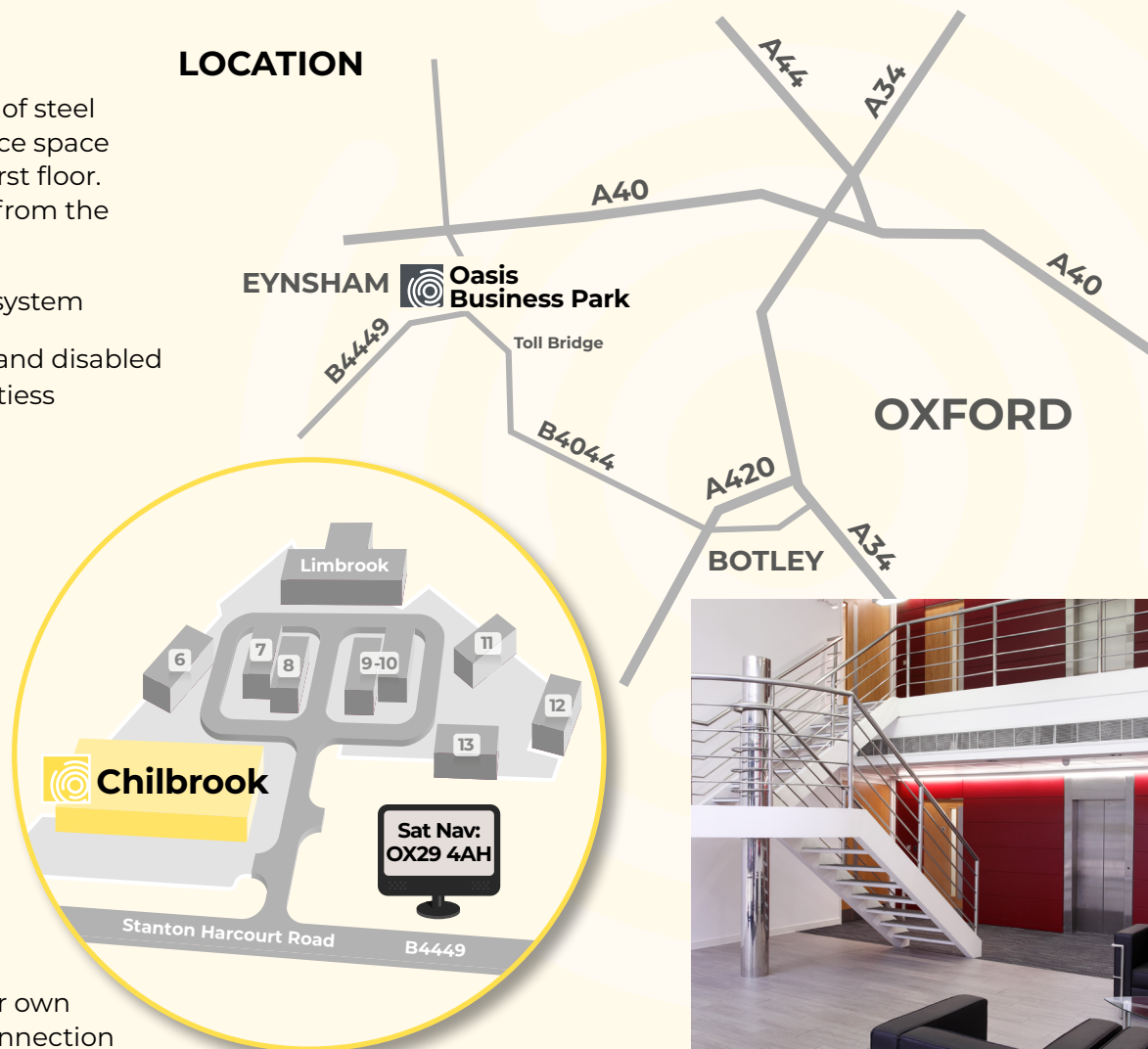
All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in connection with this transaction.



## LOCATION



## ALL ENQUIRIES



**Important information** Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Bidwells, nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Designed & produced by [imageworks.co.uk](http://imageworks.co.uk) 12/2022