

Set within the Cornbury Park Estate, this converted barn provides flexible, high quality office space with views out across the wider Estate.

Available as a whole or in units

Gross Internal Area – 4735 SQ FT / 439.9 SQ M

Distances

Oxford: 17 miles
Chipping Norton: 7.5 miles
(all distances are approximate)

Enquiries

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SOUTHILL BARN **CORNBURY PARK ESTATE, OXFORDSHIRE**

Property Summary

- Attractive countryside location
- Ample parking spaces provided
- Flexible office size options available

Location

The property is located within the grounds of the Cornbury Park Estate in the heart of the Cotswolds in the county of Oxfordshire.

The location offers a countryside setting with good transport connections, providing efficient access to Chipping Norton, and into Oxford via the A44. The town of Charlbury is a stones throw away and provides many different amenities including cafes, restaurants, pubs and stores including a Co-op.

Charlbury rail station is 3 miles away and offers rail connections into Oxford in 20 minutes, with wider connections from Oxford into London Paddington and Marylebone in approximately 1 hour.

The location is accessible by road via the B4022, which provides direct access onto the A40 at Witney and the A44 near Enstone. These routes allow wider road links to North Cotswolds and into Gloucestershire.

Description

The property is situated within Southill Business Park, a quiet commercial environment in the heart of the Cornbury Park Estate, which benefits from attractive views of the surrounding landscape and the adjacent traditional Cotswold stone built buildings. The property benefits from 10 dedicated parking spaces with overflow parking available.

The office suite comprises a large open plan area with partitioned office and conference rooms which are fitted out to an excellent specification. Office furniture not provided.

There is a large kitchenette area leading into the main office space. WC facilities are provided adjacent to the kitchen area with a shower wet room available. The unit benefits from two entrance ways to the front and rear of the unit, accessed via a short single staircase.

The unit has air conditioning and benefits from opening double windows running the length of the unit.

Externally there is private car parking for vehicles including cycle storage. Attractive landscaped gardens surround the property and a grassed area to the

front of the property is present to be used as amenity space, this is included in the demise and available for the Tenant to utilise.

Unit Layout

The Landlord preference is for the unit to be let in its current layout, as visualised by the Existing Floor Plan below.

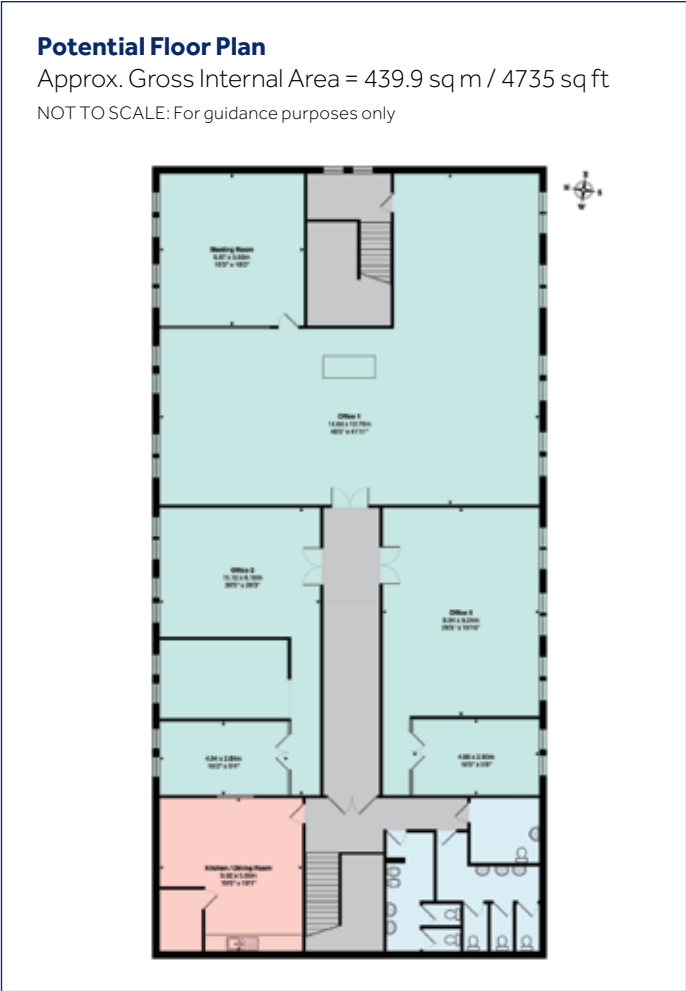
Potential Unit Layout

Should any prospective Tenant require a smaller area as indicated by one of the three units shown in the Potential Floor Plan below, this can be discussed with the Landlord’s Letting Agent.

The approximate areas of each proposed unit are as follows:

- Unit 1: 2366.87 Sq Ft (219.89 Sqm)
- Unit 2: 889.42 Sq Ft (82.63 Sqm)
- Unit 3: 676.61 Sq Ft (62.86 Sqm)

The Unit is not currently split into three offices. Should separate Tenants be found, communal areas such as kitchen, WC, parking and access will be shared between the Tenants.



Terms

The office is available by way of an effective full repairing and insuring lease with terms to be agreed.

The suite is offered by way of an annual rent subject to VAT. Service charge is calculated at £2.60 + VAT per sqm and includes electricity, water, drainage, gardening, cleaning of general areas. Please enquire with the Landlords Letting Agent for full scope covered within the Service Charge. Please note kitchen and WC facilities are part of a demise and will remain Tenant responsibility for cleaning and maintenance. Further details are available upon application.

Business rates are payable by the Tenant.

The Security Provisions of the Landlord & Tenant Act 1954 will be excluded.

Rent

£50,000 + VAT per annum

Individual unit rent to be discussed by separate negotiation.

Services

Mains services including water and power are connected to the property. Drainage is provided by a private system, the cost of which is contained within the service charge.

Fibre broadband is connected.

Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Postcode

The postcode of the property is OX7 3EW.

what3words

The location of the entrance to the property is ///happier.success.satin

Local Authorities

Oxfordshire County Council
Home | Oxfordshire County Council

West Oxfordshire District Council
Home - West Oxfordshire District Council

Photographs

The photographs in these particulars were taken in July 2025.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells

Please contact

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