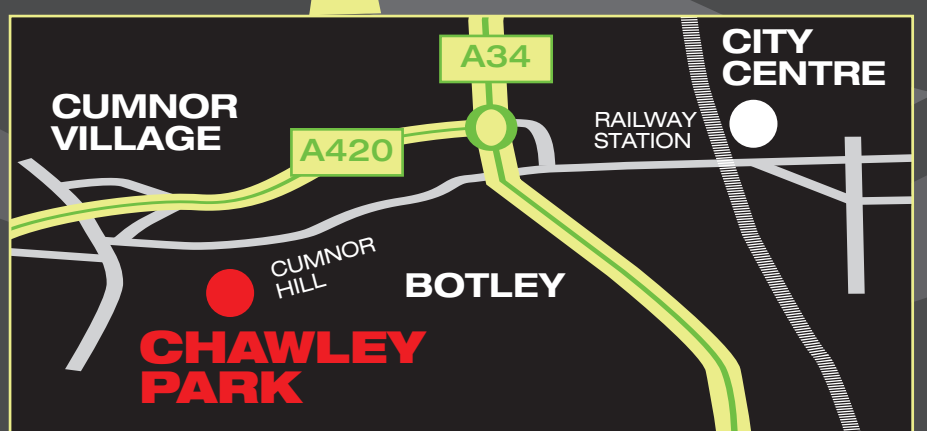
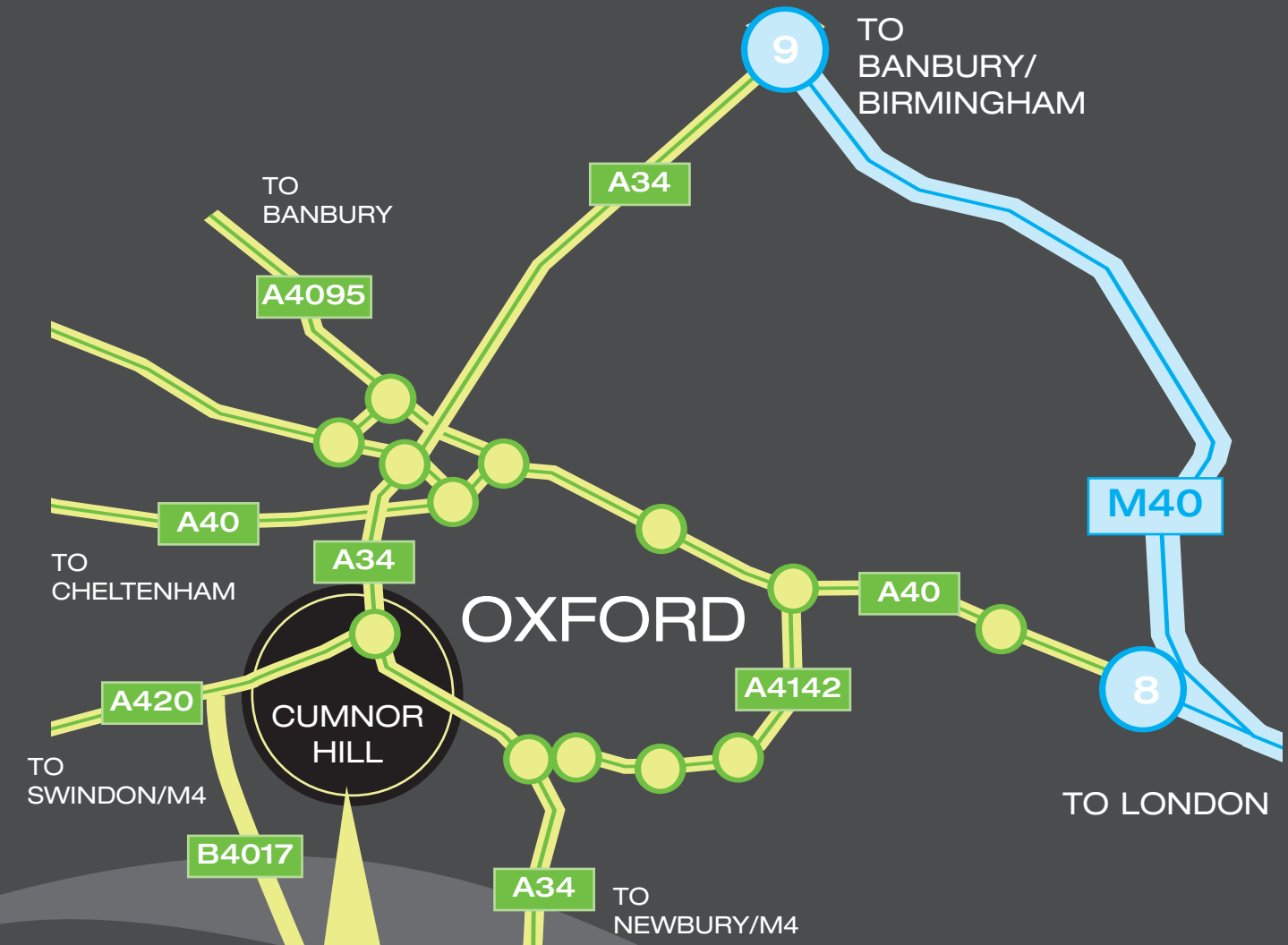


CHAWLEY PARK

CUMNOR HILL
OXFORD



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TERMS

Freehold or leasehold terms are available on application.

THE DEVELOPER

Albion Land is an established development company with considerable experience of providing bespoke property solutions.

More information is available at www.albionland.co.uk.

CHAWLEY PARK

CUMNOR HILL
OXFORD

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OFFICE PARK DEVELOPMENT

FROM 3,000 - 30,000 SQ FT
(279 - 2,790 sq m)

FOR SALE/TO LET

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LOCATION

Chawley Park is located on Cumnor Hill, just 3 miles to the west of Oxford City Centre and 1 mile from Botley and the A34.

Cumnor Hill offers an attractive environment with neighbouring high value residential and mixed commercial property surrounded by open countryside. The location is well served by local amenities including a post office/store and good quality public houses/restaurants in Cumnor, with extensive shopping facilities only 1 mile away at Botley.

THE DEVELOPMENT

Chawley Park has already attracted Timbmet and Capita, who occupy a high quality office building. The next phases of development will comprise further prestigious buildings designed in response to individual occupier requirements.

Buildings from 3,000 sq ft to 30,000 sq ft net can be provided, typically with the following specification:

- **2 or 3 storey buildings**
- **Brick and glazed elevations with pavilion style roofs**
- **Air conditioning, carpeted raised floors, hardwood finishes and double glazing**
- **Dedicated car parking**

Occupiers will benefit from a peaceful and secure working environment. In particular:

- **Low density development**
- **Extensive and mature on-site landscaping**
- **Views across open countryside**
- **Enclosed site with electrically operated access gate**

Once completed, Chawley Park will provide a self contained Business Park totalling approximately 50,000 sq ft.