

TRAMWAY INDUSTRIAL ESTATE

RIVERSIDE, BANBURY OX16 5TU

TO LET

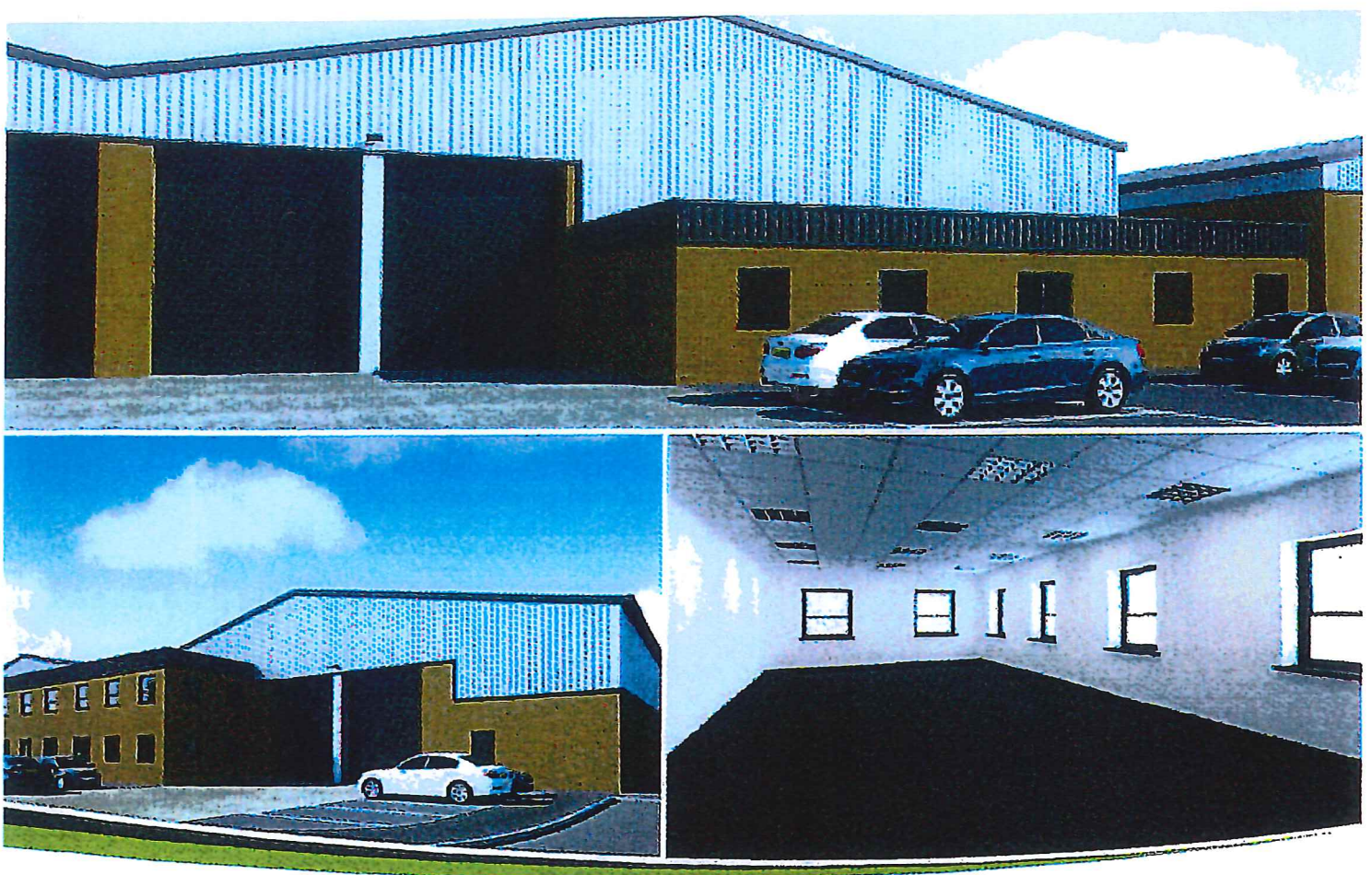
To be refurbished Industrial/warehouse units
from 13,858 sq ft (1,287 sq m)

CENTRAL BANBURY LOCATION
ONLY MINUTES FROM M40 JUNCTION 11



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SUMMARY

- Adjacent to Banbury Railway Station
- Within 5 minutes of J11 of M40
- 3 phase power
- Good parking and yard areas
- Well-maintained estate
- Exciting refurbishment programme
- Incentives available -
subject to terms & financial status

DESCRIPTION

Tramway Industrial Estate situated off Tramway Road provides an established industrial/mixed use location close to the town centre. The site is bounded by commercial properties and Banbury Railway Station to the north. Nearby occupiers include Offices for Oxfordshire County Council, Magnet, Morrisons Food Store, British Rail, Cleenol and Volkswagen.

The Estate is under new ownership and an exciting refurbishment programme is being undertaken following the recent vacation of the units.

LOCATION

Banbury is the main regional centre in Oxfordshire situated at Junction 11 of the M40 London to Birmingham motorway – 78 miles northwest of London, 44 miles south east of Birmingham and 22 miles north of Oxford.

The site is situated close to Banbury's Chiltern Service Railway Station providing regular services to Marylebone (within approximately 75 minutes). Birmingham International Airport is 37 miles away

Banbury has an expanding population of close to 45,000 rising to close to 138,000 within 10 miles of the town centre.

The available units are part of a purpose built industrial estate with a total of ten industrial/warehouse units totalling over 150,000 sq ft.

- Steel portal frame construction part brick / part clad elevations under pitched clad roofs
- Eaves height of approximately 18 feet
- Solid reinforced concrete floors
- Roller shutter doors
- Various office contents
- Ample loading/unloading and car parking

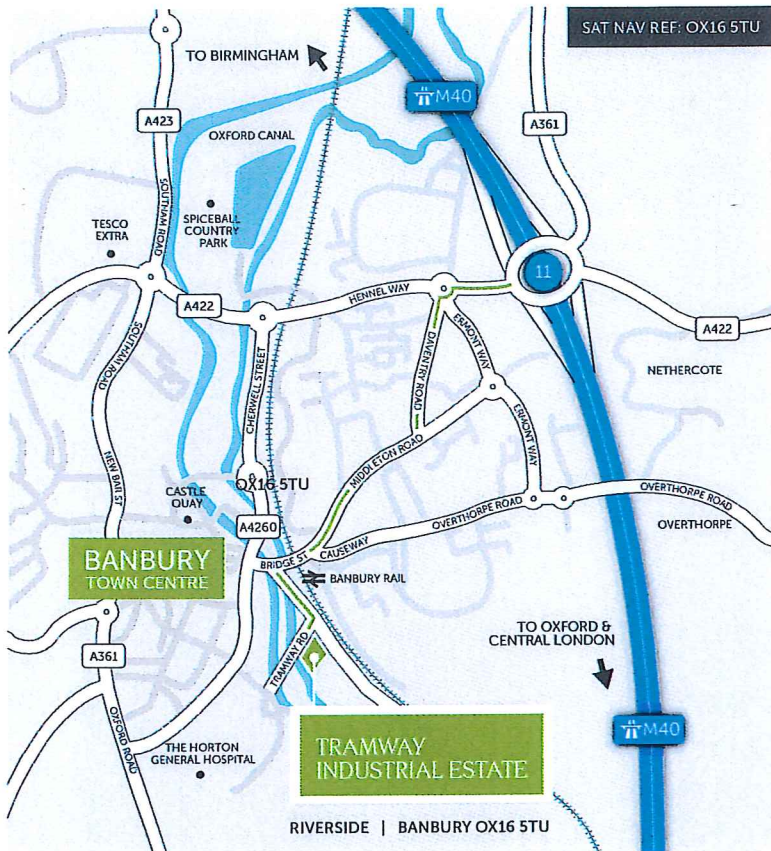
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SITE PLAN

UNIT	SQ FT	SQ M	UNIT	SQ FT	SQ M
UNIT 1	X,XXX	X,XXX	UNIT 5	14,001	1,301
UNIT 2	X,XXX	X,XXX	UNIT 7	X,XXX	X,XXX
UNIT 3	X,XXX	X,XXX	UNIT 8	X,XXX	X,XXX
UNIT 4	15,336	1,425	UNIT 9	13,858	1,287
UNIT 5	15,901	1,448	UNIT 10	20,657	1,919
SIZES TO COME			TOTAL	XX,XXX	XX,XXX



CONNECTIONS



ROAD AND RAIL LINKS

M40 Junction 11	1 mile
Banbury Rail Station	1 mile
M1 Junction 15a	27 miles
M42 Junction 3a	30 miles
Central Birmingham	44 miles
M25 Junction 16	57 miles
Central London	78 miles

AIRPORTS

Birmingham International	37 miles
London Luton	63 miles
London Heathrow	66 miles
East Midlands	74 miles

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with:

CHRIS WHITE
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JOHN GREAVES / KEVIN WOOD
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