Modern Office/Industrial Premises
Unit 5 Canada Close, Banbury
Oxon, OX16 2RT

Within Walking Distance from New Waitrose

To Let

2,264 - 4,542 Sq Ft

50% rent in the first year

£14,800 - £31,750 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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Unit	Sq Ft	Floor	Use	Car Parking Spaces	Rent PA	Service Charge PA	Building Insurance PA	2017 Rateable Value	EPC Rating
5	2,264	Ground	Industrial	5	£14,800	£756.53	£570	£14,000	C – 65
	2,278	First	Office	6	£20,500	£756.53	£570	£21,000	
	4,542	Whole	Office/Industrial	11	£31,750	£1,513.06	£1,140	£35,000	

LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time with a number of new developments underway and planned.

The subject premises are situated in Canada Close just off the A361 Southam Road and Marley Way and forms part of the Canada Business Park, located approximately ¾ mile (1.2 kilometres) from Junction 11 of the M40 London to Birmingham Motorway.

There is direct access from the car park onto the canal towpath, affording a pleasurable walk to the Castle Quay Shopping Centre. Current surrounding occupiers include Halfords, B&Q, Waitrose, Stabilus and Royce Lingerie.

DESCRIPTION

The premises comprise newly refurbished offices at first floor with industrial/warehouse accommodation on the ground floor (which could potentially be fitted out as additional office space), set within a business park environment.

The premises are of modern design incorporating steel portal frame construction under a pitched and clad roof. There is open plan production/distribution space to the ground floor with WC – accessed by an up-and-over roller shutter access door. The office accommodation to first floor is laid out mainly to open plan, with some glass partitioned offices on the first floor with kitchen and separate male and female WC facilities.

There are 11 parking spaces with the whole of the accommodation, with a share of 11 further visitor spaces.

The property may be suitable for trade counter/showroom use, subject to planning.

SERVICES

We understand that all mains services are connected to the premises. None of the services have been tested by the agents.

ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Unit	Floor	Sq M	Sq Ft
5	Ground	211.63	2,264
	First	210.33	2,278
TOTAL		421.96	4,542

TERMS & RENT – FOR WHOLE BUILIDNG

Rent: The premises are available on a new lease at a rental as per the table above. Terms are based on a 5-year effective full repairing and insuring lease (subject to the terms of the lease and the financial covenant of the ingoing tenant).

As an incentive, 50% rent is being offered for the 1st year of the lease, subject to contract. Our client will consider occupation on a floor by floor basis or the units can be taken in combination.

Service Charge & Building insurance: A service charge is payable in respect of the maintenance and cleaning of the shared areas of the Business Park, equating to approximately £1,513.06 per annum. Building insurance is also payable at an approximate annual cost of £1,140.

Rateable Value: The Valuation Office rateable values are as per the table above. This is not what you pay. Further details are available from White Commercial Surveyors.

VAT: VAT is payable in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Please contact via email either: chris@whitecommercial.co.uk

or harvey@whitecommerial.co.uk

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These particulars are intended as a guide and must not be relied upon as statement of fact.
They are not intended to constitute part of any offer or contract.

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