

# 5<sup>th</sup> Floor Beaumont House

Beaumont Road Banbury Oxfordshire OX16 1RH



**Offices To Let**  
**1,780 – 3,680 sq ft**  
**£21,000 - £43,800 per annum exclusive**

**WHITE COMMERCIAL SURVEYORS LTD**

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

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



| Floor                   | Sq Ft | Sq M   | Rent Per Annum | Service Charge Per Annum | 2017 Ratable Value | EPC Rating |
|-------------------------|-------|--------|----------------|--------------------------|--------------------|------------|
| 5 <sup>th</sup> (North) | 1,780 | 165.37 | £21,000        | £12,488                  | £17,750            | TBC        |
| 5 <sup>th</sup> (South) | 1,900 | 176.52 | £22,800        | £12,741                  | £18,500            | TBC        |

## 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 property is situated on the Beaumont Road, close to Banbury town centre and Junction 11 of the M40 London to Birmingham Motorway and situated near to Tesco Superstore.

## DESCRIPTION

These modern offices are situated on the fifth floor of the building. The office suites are mainly open plan with meeting / break out rooms and single occupancy offices around the perimeter.

The format of the property allows for the sub-division of floors and are as such available on a floor-by-floor or part-floor basis. There is lift and stair access to all levels. Each office suite has their own separate WC's and Kitchen facilities.

In addition, the offices benefit from:

- Suspended ceilings
- Cat 2 inset lighting
- A/C and Heating
- Perimeter trunking
- Cat 5 Network points throughout
- Large private car park

## ADDITIONAL FACILITIES

The third floor of the building has been modestly refurbished in order to provide smaller, serviced offices and meeting rooms that will be available on flexible terms. Further details are available from White Commercial.

## TERMS

The suites are available to rent separately or in combination, on effective full repairing and insuring leases, with terms to be agreed.

## SERVICE CHARGE

There is a service charge payable, which is in place to cover all property outgoings, with the exception of Business Rates & telephone lines. The service charge therefore includes electricity, water, external maintenance and heating.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property but have not been tested by the agents.

## VAT

All terms quoted are exclusive of VAT, which is payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

Please contact Chris White or Harvey White  
 Tel: 01295 271000  
 Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
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