

Fully Refurbished First Floor Office Suite

1B Canada Close, Banbury, Oxon, OX16 2RT

Within walking distance from brand new Waitrose store



To Let
2,389 Sq Ft
£21,600 per annum exclusive
6 month's rent free in Year 1

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk



Sq Ft	Floor	Use	Car Parking Spaces	Rent PA	Approx. Service Charge PA	Building Insurance PA	2017 Rateable Value	EPC Rating
2,389	First	Offices	6	£21,600	£960.00	£647.70	£41,750	E - 108

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 are of modern design incorporating steel portal frame construction under a pitched and clad roof. The first floor office has had a good quality full refurbishment with separate male and female WC facilities.

There are 6 car parking spaces available with the first floor suite, with a share of 11 further visitor spaces.

ACCOMMODATION

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

Floor	Use	Sq M	Sq Ft
First	Offices	221.96	2,389
TOTAL		221.96	2,389

SERVICES

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

TERMS & RENT

Rent: The first floor office suite is to be let on a new lease at a rental of £21,600 per annum based on a minimum 5-year effective full repairing and insuring lease (subject to the terms of the lease and the financial covenant of the ingoing tenant). An incentive of 6 month's rent free in the 1st year of the lease is being offered, subject to contract.

Service Charge & Building insurance: A service charge is payable in respect of the maintenance and cleaning of the shared areas of the Business Park with 2018/19 service charge figure equating to approximately £960.00 per annum. Building insurance is also payable at an approximate annual cost of £647.70.

Rateable Value: We understand from the Valuation Office Agency that the rateable value for the whole premises is £41,750. This is not what you pay. Further details are available from White Commercial Surveyors.

VAT: VAT is payable in addition.

EPC

The premises have an EPC rating of E – 108.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk