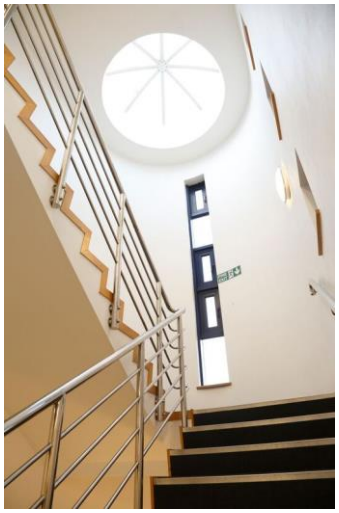
Blenheim Court

George Street, Banbury, OX16 5BH



To Let

2nd Floor Suite - 3,410 Sq Ft

£47,750 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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whitecommercial.co.uk

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Sq Ft	Floor	Use	Car Parking Spaces	Rent Per Annum	Service Charge (Approx. 2019 Figures)	2017 Rateable Value	EPC Rating
3,410	Second	Offices	9	£47,750	£8.06 per sq ft	£43,250	E - 116

LOCATION

Banbury is a main county town serving north Oxfordshire and is well located on the M40 motorway, Junction 11 providing good access to London, Birmingham, the north of England and the Midlands.

Banbury provides excellent rail services to Birmingham, Oxford and both London Marylebone and Paddington stations via the Chiltern and Great Western railway lines, with Banbury to London taking just 68 minutes.

The town has developed into a thriving commercial centre focusing on motorsport, technical manufacturing, professional services, warehousing & logistics facilities.

DESCRIPTION

Blenheim Court is a high quality office head-quarters building occupying an extremely prominent location in the principal office area of the town centre, close to Banbury railway station.

Specification

- Refurbished common parts and WCs
- Full air conditioning
- Fully accessible raised floors
- 9 Car parking spaces
- 2.7m floor to ceiling height
- Two 13-person passenger lifts
- Manned main reception

SERVICES

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

ACCOMMODATION

Net internal area measured in accordance with International Property Measurement Standards, Office Buildings November 2014.

Floor	Use	Sq M	Sq Ft
Second	Offices	316.78	3,410

TERMS & RENT

Rent: The second floor office suite is to be let on a new lease at a rental of £47,750 per annum.

Rateable Value: We understand from the Valuation Office Agency that the rateable value for the premises is £43,250. Further details are available from the agents.

Service Charge & Building Insurance:

There is an accountable service charge payable which equates to approximately £8.06 per sq ft. The service charge covers the full repairs to the building, water charges and maintenance of the common areas, including the car park and on-site reception and security.

VAT: VAT is payable in addition to all figures quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact the joint agents:

Chris White or **Harvey White** on 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

Charles Rowton-Lee on 01865 269030

Email: CRLee@savills.com

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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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