

# Suite 2 Charter House

25 High Street, Banbury, OX16 5EG



## TO LET

**Suite 2 – 1,410 sq ft - £15,850 pax**  
**50% rent payable in Year 1 (subject to contract)**

WHITE COMMERCIAL SURVEYORS LTD

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

**01295 271000**

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



Suite	Sq Ft	Use	Rent	Service Charge Per Annum	Building Insurance PA	2017 Rateable Value	EPC Rating
2	1,410	A2	Year 1: £7,925 Then: £15,850	£3,880	£263	£13,500	D - 85

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The premises are situated within Banbury Town Centre adjacent to the pedestrianized area of the High Street, close to Tesco Express and Pinto Loungers Bar.

## DESCRIPTION

The office suite, situated within Charter House, has been fully refurbished. The premises can be accessed from either the High Street or via the rear car park.

There are 4 car parking spaces allocated to the suite within the car park to the rear of the premises, with further spaces being available within the neighbouring car parks.

Please discuss with White Commercial regarding availability.

## ACCOMMODATION

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

Suite	Use	Floor	Sq M	Sq Ft
2	A2 Offices	Ground	130.99	1,410
<b>TOTAL</b>			<b>130.99</b>	<b>1,410</b>

## SERVICES

We understand that all mains services are connected to the premises, excluding gas.

## EPC

The EPC rating for Suite 2 is D - 85.

## TERMS & RENT

### Rent

The offices are available on a new fully repairing and insuring lease at a rent as per the table above.

Rental incentives are available, subject to contract.

### Service Charge

A service charge is payable in respect of all maintenance, cleaning, water and electricity in the common areas, as well as for external and structural maintenance.

### Rates

The Full 2017 Rateable Value for Suite 2 is as per the table above. This figure is not what you pay.

Further information is available from White Commercial.

**VAT:** VAT is payable in addition on all figures quoted.

## 360 TOURS

A 360 Tour has been prepared for the suite -

Suite 2 Charter House -

<https://my.matterport.com/show/?m=L26fBR9YQ5n>

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

**Contact:** Chris White or Harvey White

**Tel:** 01295 271000

**Email:** [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

Or: [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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