

# Unit 2a Banbury Office Village

Noral Way, Banbury, OX16 2SB



**To Let**  
**1,917 - 3,838 Sq Ft**  
**£55,000 per annum exclusive**

**WHITE COMMERCIAL SURVEYORS LTD**

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



Sq Ft	Sq M	Use	Car Parking Spaces	Rent Per Annum	Service Charge per annum	2017 Rateable Value	EPC Rating
3,838	357	Offices	14	£55,000	£3,718	£49,500	TBC

## LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway – 70 miles north of London and 40 miles south of Birmingham. Banbury's mainline station serves London Marylebone within 62 minutes and Birmingham Snow Hill within 55 minutes.

Banbury Office Village is an established business park situated within short drive of the M40 junction and Banbury railway station. The business park comprises seven self-contained flexible office buildings in a courtyard arrangement, totaling close to 27,000 sq. ft. Local occupiers include Arrival Limited, The Entertainer, Amazon, DCS Group and Handelsbanken.

## DESCRIPTION

The availability of Unit 2a presents a rare opportunity to secure space within this popular, otherwise fully occupied business park.

The property comprises a modern self-contained end of terrace two story office building of steel frame construction. Key features include suspended ceilings with clear ceiling heights of 2.7 meters with recessed lighting, comfort cooling, fully accessed raised floors, floor loadings of 4kn/m plus 1kn/m for partitions, phone entry system and 14 car parking spaces. The landlord may consider leasing the space as two self-contained units, further information is available from White Commercial Surveyors.

## ACCOMMODATION

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Offices	178.10	1,917
First		179.00	1,921
<b>Total</b>		<b>357.10</b>	<b>3,838</b>

## EPC

The premises is due to have an EPC assessment undertaken.

## TERMS

The premises are to be let on a new lease at a rental of £55,000 per annum exclusive for the whole building. Our client will consider letting the premises on a floor by floor basis.

## SERVICE CHARGE

An annual service charge in respect of the maintenance, repair, cleaning and all other running costs for the common and shared areas will be charged at £3,718 per annum (based on the 2020/21 budget). Further information is available from White Commercial Surveyors subject to the lease transaction.

## RATES

The rateable value for the premises is £49,500. This is not what you pay. Further details are available from White Commercial Surveyors.

## VAT

VAT is payable in addition to all costs quoted.

## SERVICES

We understand that all mains services are connected to the premises. The services have not been tested by the agents.

## 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

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

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