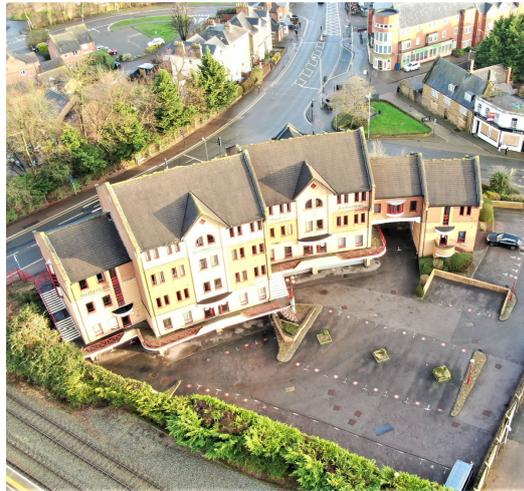


Waterperry Court

Middleton Road, Banbury, OX16 4QD



**4 Office Buildings and Site For Sale
With Residential Conversion Potential
13,902 sq ft (1,291.54 sq m)
Offers in excess of £1.8 Million**

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk



House	Sq Ft	Sq M	2017 Rateable Value	Use	EPC
Ashbourne	1,497	139.08	£16,250	B1	D - 85
Strathmore	7,065	656.36	£70,000		D - 84
Malvern	2,580	239.69	£25,750		D - 98
Buxton	2,760	257.25	£27,000		D - 80

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and has a population of 42,000 and a catchment of approximately 290,000. Banbury is the largest town in Oxfordshire and is subject to considerable growth.

Waterperry Court, a landmark site and buildings developed by Heron Hi Tech in 1989, comprises five self-contained office buildings prominently located on the Middleton Road in Banbury, adjacent to Banbury's train station and close to the town centre, bus station and Banbury's main Castle Quay shopping centre.

DESCRIPTION

The premises comprise a terrace of five office buildings of which four are being offered for sale together with the large car parking area (all of which is also included in the sale) all situated on a site of circa 0.68 acres. The available self-contained buildings are a mixture of three and four storey units and currently have B1 office use. There are 52 car parking spaces, 18 of which are situated under the buildings. Chiltern House, excluded from the sale, is currently owned on a 125 year ground lease.



Each building has two entrances, one from the Middleton Road and one from the rear car park. Each building benefits from WCs on each floor and central heating via gas fired radiators.

Internally the property benefits from suspended ceilings and reinforced concrete floors with floor loadings of 4KN/m² superimposed load plus 1KN/m² for partitions. The roof is of timber trussed rafters. Windows are of sealed double glazed units with hardwood frames. A building specification pack produced in 1990 is available with additional information. Plans of the accommodation are also available via Dropbox:

<https://www.dropbox.com/sh/blwsw8apa3qabj/AAArjz45K4tvM64PFtbeG9la?dl=0>

We consider that the premises and site will be appropriate for residential conversion and development subject to the usual planning and building regulations.

SERVICES

All mains services are connected however they have not been tested by the agents.

TERMS

The four buildings and car parking site are offered on a freehold basis and offers are invited in excess of £1.8 million. An 'overage provision' will be agreed in relation to any future additional development permitted on the site.

VAT

VAT is payable on the purchase price.



LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

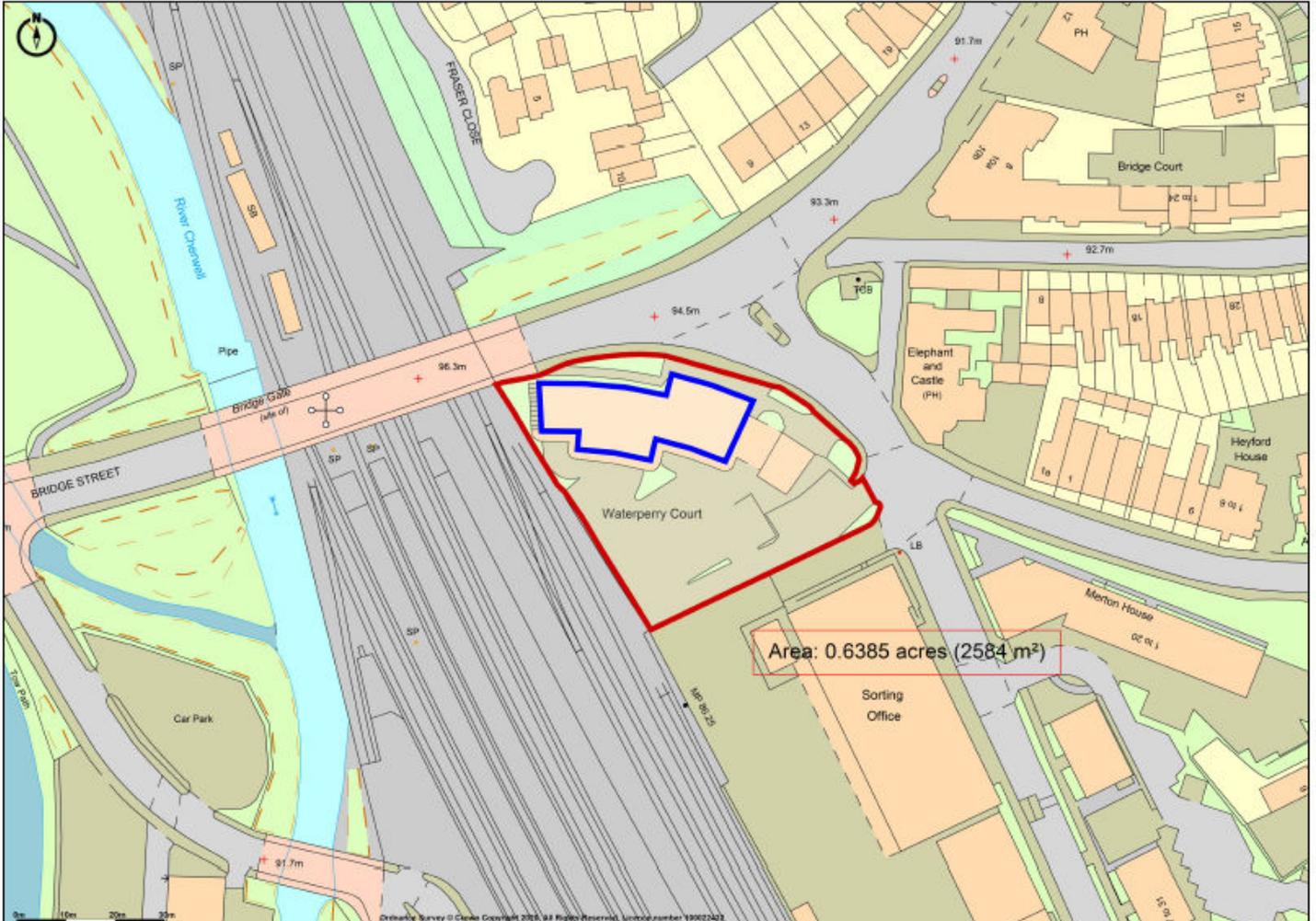
Contact: Chris White or Harvey White

Tel: 01295 271000

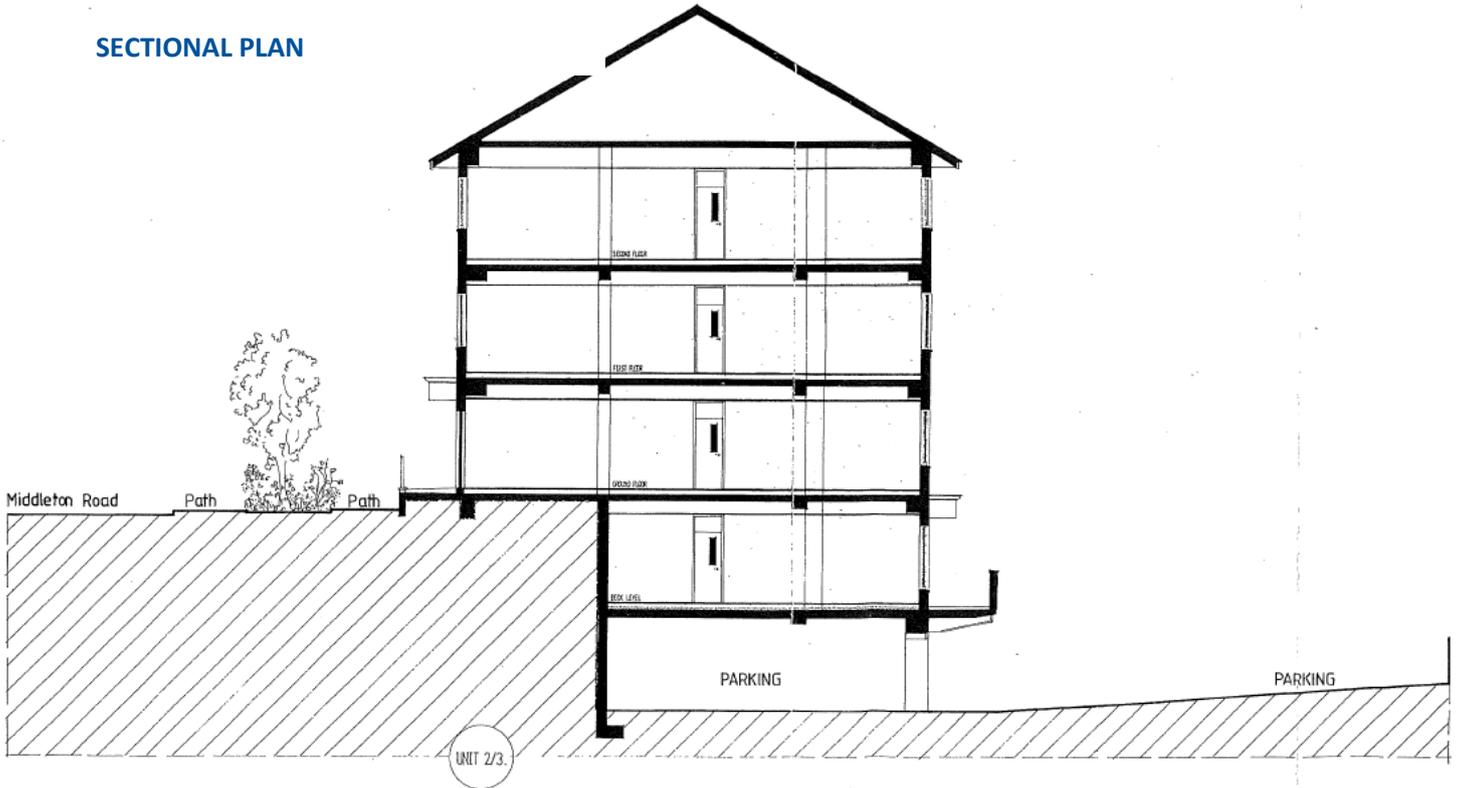
Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

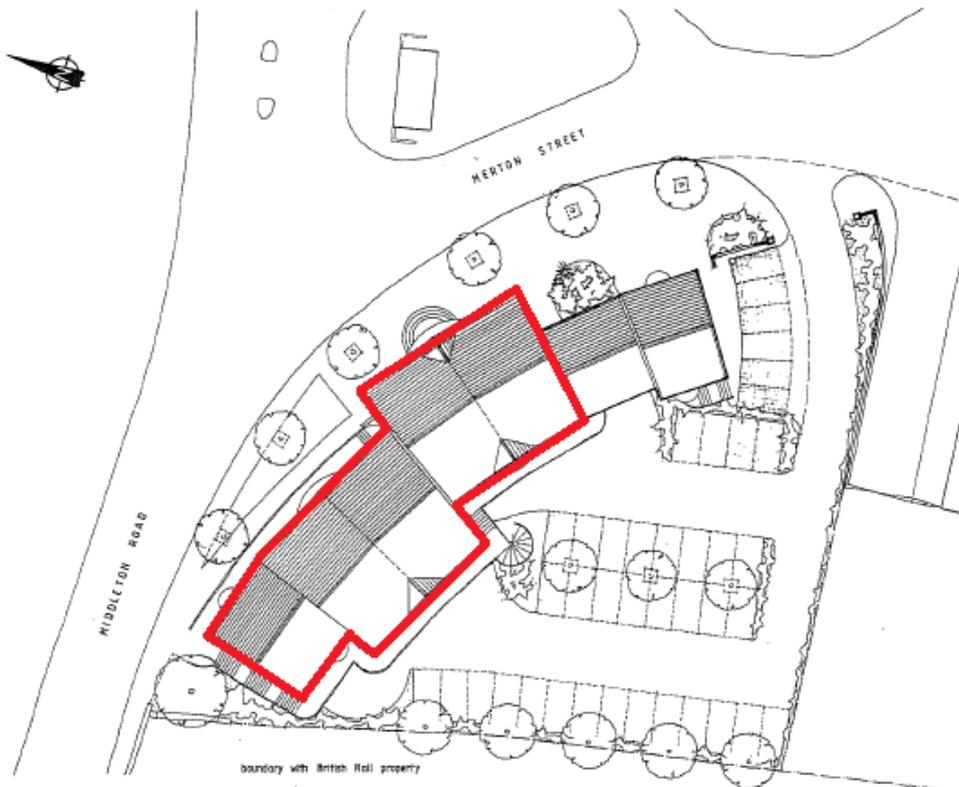
OS PLAN



SECTIONAL PLAN



AERIAL PLAN (c.1990)



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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