

# 5 Thorpe Way

## Banbury, Oxon, OX16 4UU



**To Let**  
**From 15,300 - 34,656 sq ft**  
**From £110,000 - £240,000**

**WHITE COMMERCIAL SURVEYORS LTD**

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

**01295 271000**

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

**white**  
**commercial.co.uk**

| Sq Ft  | Sq M     | Use      | Rent PA  | Service Charge Per Annum | Building Insurance Per Annum | 2017 Rateable Value | EPC Rating |
|--------|----------|----------|----------|--------------------------|------------------------------|---------------------|------------|
| 15,300 | 1,421.40 | B1/B2/B8 | £110,000 | TBC                      | TBC                          | TBC                 | E - 105    |
| 19,350 | 1,797.66 |          | £140,000 |                          |                              | TBC                 |            |
| 34,656 | 3,218.60 |          | £240,000 |                          |                              | £135,000            |            |

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and is currently undergoing significant residential and commercial expansion.

The property is located within the Thorpe Way Industrial Estate and is situated only 1 mile from Junction 11 of the London to Birmingham M40.

## DESCRIPTION

The premises are situated on a site area of 1.192 acres (0.483 ha) and comprise two large manufacturing / warehousing buildings which are linked by a further connecting modern warehouse. The buildings are generally constructed around steel frames with external brick elevations which have been clad and include offices, male and female WC's and kitchenettes.

The property has varying heights from 3.9m to 5.49m to the underside of the eaves.

Full details of the accommodation are available from White Commercial.

## ACCOMMODATION

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

Detailed measurements of the individual buildings are available from White Commercial upon request.

| Building      | Sq M            | Sq Ft         |
|---------------|-----------------|---------------|
| Building 1    | 1,421.69        | 15,303        |
| Building 2    | 1,661           | 17,886        |
| Link Building | 330.65          | 3,560         |
| <b>Total</b>  | <b>3,218.60</b> | <b>34,656</b> |

## TERMS

The accommodation is available on new fully repairing and insuring leases at a rent as per the table above exclusive and is subject to contact.

The landlord will consider occupier specific requirements with regard to refurbishment of the accommodation, if indeed required.

## INFORMATION PACK

An information pack is available from White Commercial Surveyors upon request, which includes photographs, plans and a detailed description of each building.

## SERVICES

We understand that all mains services are connected to the premises, including three phase power, but excluding any gas supply.

## EPC

The EPC for the unit is E – 105.

## RATES

The 2017 Rateable value is £135,000. This is not what you pay. Further information is available from White Commercial.

## VAT

VAT is payable in addition to all costs quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

**Contact:** Chris White **Tel:** 01295 271000

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

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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