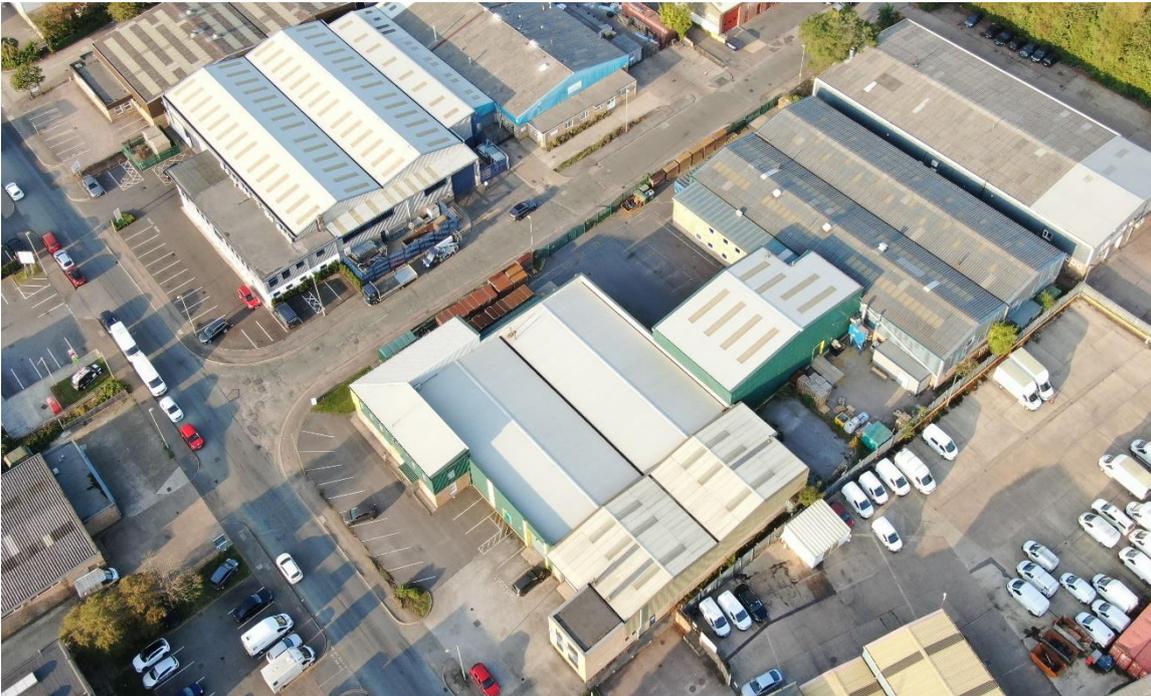


5 Thorpe Way Banbury, Oxon, OX16 4UU



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Location

Banbury is the largest town in North Oxfordshire with a population in the region of 44,000. The town situated in the generally prosperous Cherwell District recognised as a growth area, with an estimated catchment population in the region of 140,000. The major centres of Oxford (25 miles), Cheltenham and Gloucester (35 miles), Birmingham (45 miles) and London (70 miles) are all within easy access.

The district is a relatively prosperous area benefiting from excellent communications being situated at Junction 11 of the London to Birmingham motorway providing easy access to the national motorway network and mainline rail links (Chiltern Line) with Birmingham and London Marylebone as well as with the South Coast (A34/Poole railway line).

Situation

The premises are all located on the Thorpe Way Industrial Estate in Banbury which is situated approximately 1.2 miles south of Junction 11 of the M40 Motorway with the premises situated on the corner of Thorpe Way and Thorpe Close. Banbury Town Centre is approximately 1 mile to the west.

Description

The premises occupy a site of 1.192 acres (0.483 ha) and includes two large manufacturing/warehousing buildings which are linked by a further connecting and more modern warehouse as detailed below.

Building 1

The unit is located on the corner of Thorpe Close and Thorpe Way, Banbury.

Description

Briefly the premises comprise an industrial unit with offices and ancillary surface level parking for both cars and HGV parking, together with a loading/unloading area.

Construction

The property comprises a double span steel frame building with an attached two-storey office pod to the north-west elevations which front Thorpe Way and Thorpe Close. The accommodation provides a rectangular warehouse including a small mezzanine, warehouse controller's office and an 'L' shaped office pod at ground and first floor levels.

The warehouse is accessed by two manually operated roller shutter doors which are approximately 12'3" x 15' in width (3.7m x 4.6m) and 11'5" (3.5m) and 10'3" (3.14m) in height respectively.

The building is constructed around a steel frame with external brick elevations which have been clad. Internal walls are of block construction, with concrete ground floor. The property provides a profile clad roofing system throughout and has a height of 12'8" (3.9m) to the underside of the eaves and 15'9" (4.8m) to the underside of the pitched roof.

The main offices, which are situated over two floors, comprise concrete floors which are generally carpet covered together with plaster painted walls and suspended ceilings incorporating lighting with diffusers. WC and ancillary facilities have linoleum floor coverings. The office accommodation provides both open plan and single offices with internal fittings to a high standard and which have recently been improved.

Male and female WC facilities are at ground floor and first floor together with a kitchenette at first floor.

Plant and Machinery

We understand that all mains services are connected to the premises including water drainage and electricity and a three-phase power supply, but excluding gas.

Heating to the offices is provided by oil fired central heating to radiators powered by an oil -fired boiler. The main industrial area benefits from hot air blower heating systems. Within the offices there are wall mounted comfort cooling units with heat exchangers.

Lighting to both offices and industrial areas is by fluorescent tubes.

Accommodation

We have measured the property on site in accordance with the RICS Code of Measuring Practice, and calculate that the gross internal floor areas of the property are as follows:

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	12,194	1,132.85
	Offices	984	91.42
First	Mezzanine	643	59.74
	Offices	1,482	137.68
TOTAL		15,303	1,421.69

Building 2

The subject premises are located off Thorpe Close.

Description

The property comprises a self-contained two bay double span steel framed industrial building with an attached two-storey office pod to the north and eastern elevations. The premises occupy a site of approximately 0.62 acres (0.251 hectares).

The accommodation provides a number of industrial uses including paint shops and welding areas together with storage on both ground floor and first floor mezzanines.

Car parking is provided to the northern elevations of the building.

Construction

The main industrial building comprises two steel framed bays with brick elevations and a height of approximately 7'6" (2.29 m) with profile vertical steel cladding above. The roof comprises two pitches with a central valley. Internally the warehouse comprises a concrete floor with painted blockwork walls to a height of approximately 7' (2.13 m) together with lined and insulated cladding above. The roof is similarly lined and insulated incorporating translucent panels. The height of the building is calculated at approximately 18' (5.49 m).

Loading/unloading to the unit is accessed directly from Thorpe Close by a manually/electrically operated roller shutter door with a width of approximately 11'10" (3.61 m).

The Office Pod benefits from brick external elevations under a flat roof at a slight pitch with corrugated roof coverings. Floor construction comprises a concrete ground floor together with a mixture of concrete and suspended timber floors at first floor level. Windows comprise timber frames. Internally the offices are arranged on two floors and have been extended into part of the workshop, providing mainly open plan, but with some individual offices. Fittings include carpeting, plaster painted walls, plaster-painted ceilings and suspended ceilings; all with fluorescent tube lighting.

Separate male and female WC facilities are at ground floor level for both factory and office accommodation.

A timber deck steel frame mezzanine has also been erected to the southern elevation. Within the premises there is a two-tonne gantry crane.

Plant and machinery

We understand that all mains services are connected to the premises including water drainage and electricity and a three-phase power supply, but excluding gas.

Heating to the main industrial areas is by two Packaway oil fired floor mounted blower heaters, together with a separate oil-fired central heating system connected to radiators for the two-storey office building.

Lighting to both offices and the industrial areas is by fluorescent tubes.

Accommodation

We have measured the property on site in accordance with the RICS Code of Measuring Practice, and calculate that the gross internal floor areas of the property are as follows:

Floor	Use	Sq Ft	Sq M
Ground	Industrial	13,639	1,267
	Offices	1,208	112
First	Mezzanine	1,450	135
	Offices	1,589	147
TOTAL		17,886	1,661

Link Building.

Description

The premises comprise a warehouse link between the above two premises.

Construction

The premises are constructed around a steel portal frame incorporating a concrete ground floor together with profile metal cladding and composite panels for both elevations, all under a pitched similarly clad roof. Roller shutter doors are included in the north-eastern elevation with doors also situated in the western elevation and eastern elevation linking the two existing premises.

Floors to the premises will be concrete with wall finishes being of profile metal cladding and composite panels with internal linings.

Plant and machinery

The building links with all the main services to the main buildings described above - being connected to existing services of drainage, electricity and water. We further advise that a three-phase power supply has been included. Heating is provided by oil fired blower heaters and that lighting is provided by recessed fluorescent tubes.

Accommodation

We have scaled the property from plans and calculate that the gross internal area of the property is as follows:

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	3,560	330.65
TOTAL		3,560	330.65

Plans

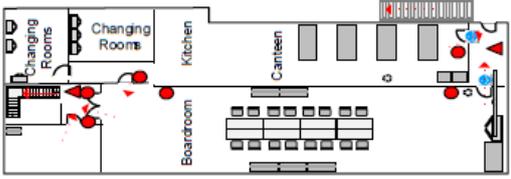
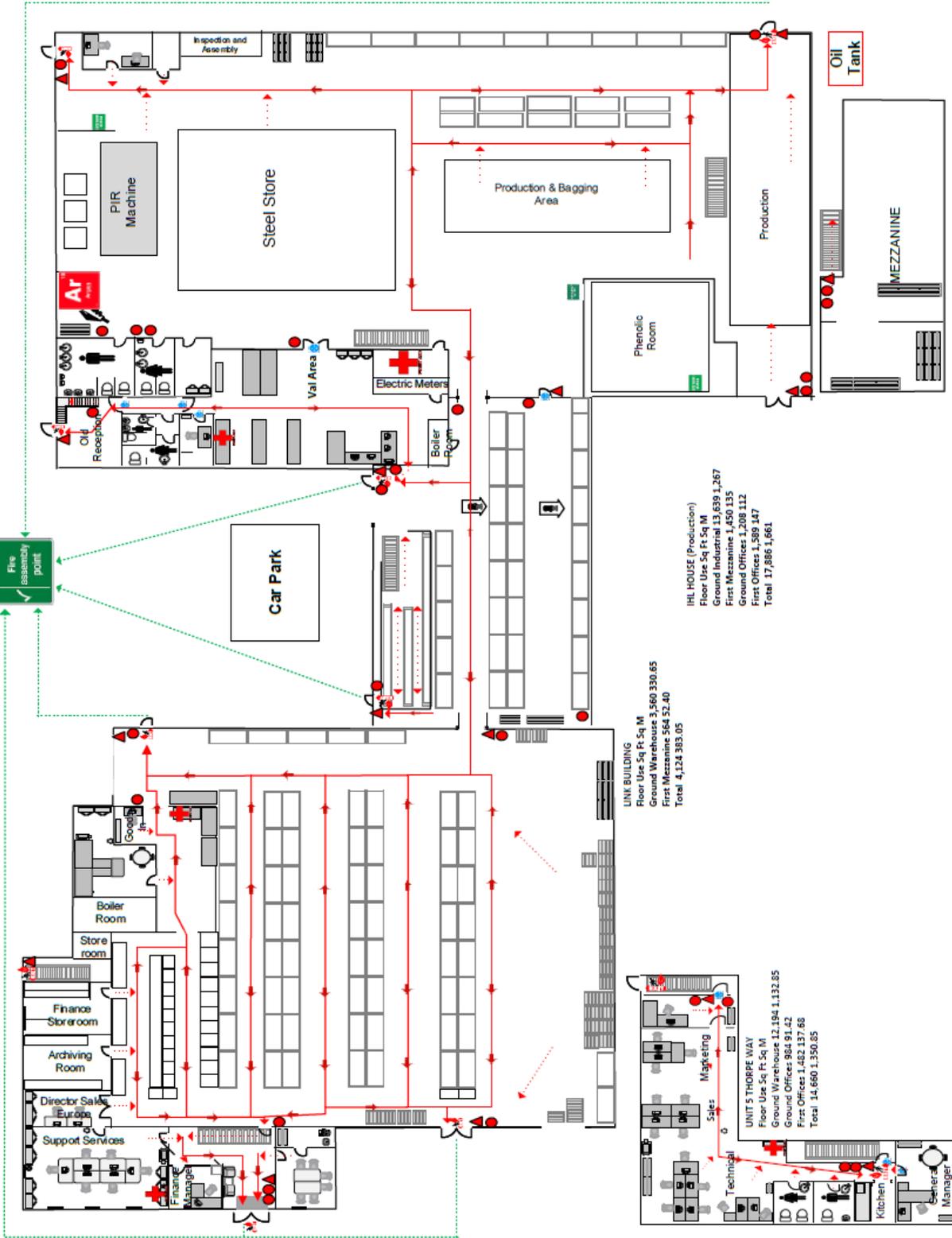
HM Land Registry
Official copy of
title plan

Title number **ON277180**
Ordnance Survey map reference **SP4740NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Oxfordshire : Cherwell**



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Fire Action

The Fire Alarm Warning is given by a continuous sounding siren. Head for the nearest Fire Exit.

On discovering a fire
 Raise the Alarm by operating the nearest Fire Alarm Call Point.

On hearing a warning of fire
 Evacuate the premises quickly and calmly. Close all doors behind you. Proceed along the marked exit routes. Report to the Fire Assembly Point.

Do not take any unnecessary risks. Do not run, or use lifts or stairs. Do not use the lifts, use the stairs. Do not re-enter the building until told it is safe to do so.

- Fire Extinguishers
- Call Points
- Argo Shield Light

Additional Photos









