

Modern Industrial Premises with Mezzanine Unit 4 Thorpe Close Thorpe Way Industrial Estate Banbury, OX16 4SW



TO LET
2,940 Sq Ft
Including 435 sq ft Mezzanine
£20,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Use	Car Parking Spaces	Rent PA	Approx. Building Insurance PA	2017 Rateable Value	EPC Rating
2,940	Industrial	5	£20,000.00	£125.00	£14,750	D - 94

LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time with a number of new developments underway and planned.

The property is situated in a modern industrial development on Thorpe Close, within the well-established Thorpe Way Industrial Estate, and only ½ a mile from Junction 11 of the M40.

DESCRIPTION

The premises comprise a modern mid-terrace industrial unit constructed around a steel portal frame, incorporating brick and clad elevations, under a pitched lined roof with translucent panels. The premises provide a ground floor workshop, with mezzanine including offices and store.

SPECIFICATION

- Height to eaves 4.85m
- Manually operated roller shutter door 3.54 wide and 4.6m high
- Three Phase electricity
- Compressed air system
- Busbar power distribution around the warehouse
- Fluorescent lighting
- 4 car parking spaces
- Loading and unloading area

SERVICES

We understand that all main services including a three-phase power supply are provided to the property, but excluding gas. None of the above services have been tested by the agents.

ACCOMMODATION

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

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	232.76	2,505
Front Mezzanine	Office & Store	40.43	435
TOTAL		273.19	2,940

TERMS & RENT – FOR WHOLE BUILDING

Rent: The premises are available on a new fully repairing and insuring lease at a rental of £20,000 per annum (subject to the terms of the lease and the financial covenant of the ingoing tenant).

Service Charge & Building insurance: There are no shared costs or service charge applicable to the property. Building insurance is payable, costs of which are stated above.

Rateable Value: The Valuation Office rateable is £14,750. This is not what you pay.

Further details are available from White Commercial.

VAT: VAT is not payable in addition to any prices quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The EPC for the building is D – 94.

VIEWING AND FURTHER INFORMATION

Please contact the agents:

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk

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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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