

Modern Office/Industrial Premises Unit 5 Canada Close, Banbury, Oxon, OX16 2RT



To Let
4,542 Sq Ft
£31,750 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk

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Unit	Sq Ft	Floor	Use	Car Parking Spaces	Rent PA	Current Service Charge PA	Current Building Insurance PA	2017 Rateable Value	EPC Rating
5	4,542	Ground & First	Office/Industrial	11	£31,750	£2,574	£1,315	£39,250	TBC

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 subject premises are situated in Canada Close just off the A361 Southam Road and Marley Way and forms part of the Canada Business Park, located approximately ¾ mile (1.2 kilometres) from Junction 11 of the M40 London to Birmingham Motorway. There is direct access from the car park onto the canal towpath, affording a short walk to the Castle Quay Shopping Centre. Current surrounding occupiers include Halfords, B&Q, Waitrose, Toolstation and Royce Lingerie.

DESCRIPTION

The premises comprise newly refurbished offices at first floor with industrial/warehouse accommodation to the ground floor set within a business park environment.

The premises are of a modern design, incorporating steel portal frame construction under a pitched and clad roof. There is open plan production/distribution space to the ground floor with WC – accessed by an up-and-over roller shutter access door. The office accommodation to first floor is laid out mainly to open plan, with glass partitioned perimeter offices to the first floor, with kitchen and separate male and female WC facilities.

There are 11 parking spaces allocated to the unit, along with a share of 11 further visitor spaces available.

SERVICES

We understand that all mains services are connected to the premises. None of the services have been tested by the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ACCOMMODATION

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

Unit	Floor	Sq M	Sq Ft
5	Ground	211.63	2,264
	First	210.33	2,278
TOTAL		421.96	4,542

TERMS & RENT

Rent: The premises are available by way of an assignment of the existing lease (expiring November 2023) or via underletting at a rental as per the table above. The lease is included within Sections 24 – 28 of the Landlord and Tenant Act 1954.

A copy of the lease is available upon request (any assignment or underletting is subject to the financial covenant of the ingoing tenant).

Service Charge & Building insurance: A service charge is payable in respect of the maintenance and cleaning of the shared areas of the Business Park, equating to £2,574 per annum.

The building insurance premium is also payable, equating to £1,315 per annum (for 2020).

Rateable Value: The rateable value for the premises is £39,250. This is not what you pay.

Further details are available from White Commercial Surveyors.

VAT

VAT is payable in addition at the standard rate.

VIEWING AND FURTHER INFORMATION

Viewing strictly via prior appointment.

Please contact the agents via telephone or email:

Telephone: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@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.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000.

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