

Modern Offices

Cherwell Business Village

Southam Road, Banbury, OX16 2SP



TO LET
3,964 Sq Ft
£30,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Floor	Use	Rent	Service Charge PA	Building Insurance PA	2017 Rateable Value
3,930	Ground	Offices	£30,000	£15,720	£2,358	£18,250

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The Business Village situated on Southam Road and only 1.5 miles from J11 of the M40 Motorway, is a well-established and thriving 18-acre business park to the north of the town and with over 100 occupiers on site including Future Network Distribution Ltd and Pipeline Industries Guild Limited.

DESCRIPTION

The offices provide modern ground floor office accommodation, which is mostly open plan, with perimeter offices, meeting rooms, along with kitchen and WC facilities.

The landlords' representative and maintenance team are located on site and provide hands on assistance to tenants including the letting and management of the site and facilities.

Business Rates and Service Charges are paid in addition (service charge includes all additional occupational costs) – see table below. Rates are paid directly to the Rating Office.

There are 9 car parking spaces allocated to the unit, with gated car parking spaces close to the premises available at an additional cost of £455.00 per space, per annum.

ACCOMMODATION

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Unit	Sq M	Sq Ft
Ground	G1-7 & G21-23	227.29	2,446
Ground	G8-11 & G24-25	141.09	1,518
TOTAL		368.38	3,964

SERVICES

We understand that all mains services are connected to the premises, including gas.

TERMS & RENT

Rent

The whole offices are available on a new internal repairing lease at a rental of £30,000 per annum exclusive of VAT and other outgoings and subject to contract.

Service Charge

A service charge of £15,720 per annum is payable in respect of the external maintenance of the premises, heating, lighting, power and water.

Building Insurance

The insurance premium for the offices is £2,358 per annum.

Rates

The 2017 Rateable Value for the whole premises is £18,250. This is not what you pay; further details are available from White Commercial.

VAT: VAT is payable in addition to prices quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.



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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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