

# Finance House Office Suites

Beaumont Road, Banbury, OX16 1RH

**TO LET**



**Refurbished 2<sup>nd</sup> & 3<sup>rd</sup> Floor Office Suites**  
**5,570 sq ft - 11,196 sq ft**  
**£55,700 - £111,960 per annum exclusive**  
**Incentive Packages Available STC**

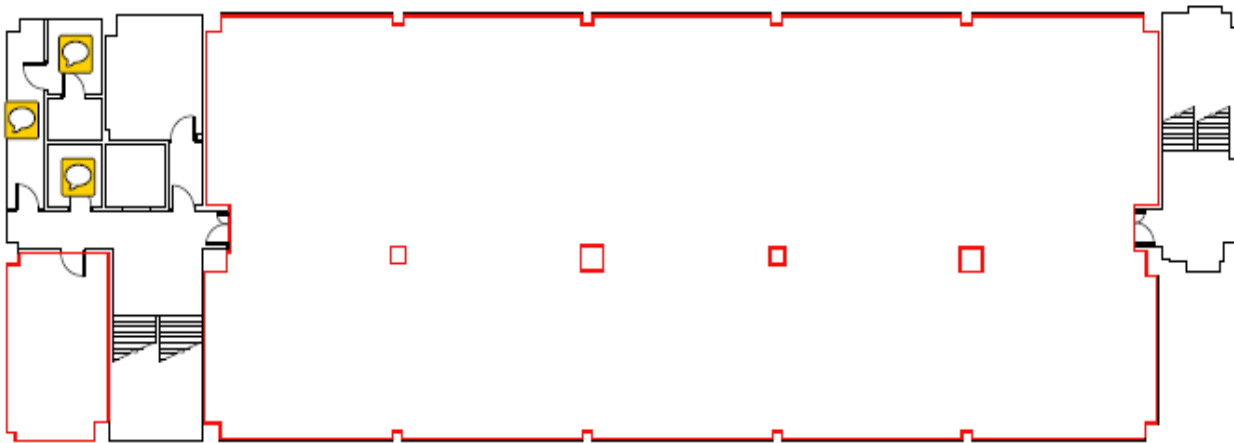
WHITE COMMERCIAL SURVEYORS LTD

**01295 271000**

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

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Sq Ft	Floor	Use	Rent	Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
5,570	Second	Offices	£55,700	Estimated at £2.50 per sq ft	£0.21 per sq ft	£47,250	C - 75
5,626	Third	Offices	£56,260			£46,500	

## 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. Finance House is situated on the Beaumont Road, close to Banbury town centre and J11 of the M40 Motorway and situated close to Waitrose and Tesco Superstores.

## DESCRIPTION

The offices have recently been refurbished and include an attractive reception area with lift access, redecoration to communal areas, LED lighting and new boilers. The office suites offer large open plan flexible floorplates with good levels of natural light, which can be leased separately or combined.

The offices benefit from raised access flooring with carpet tiles, suspended ceilings, lift, full air conditioning and secure access to the building with opening and closing service. There is excellent car parking equating to 1 space per 160 sq ft. The property also benefits from EV charging points and rooftop solar panels.

## TERMS & RENT

The premises are to be let on a new lease at a rental as per the table above; on effective fully repairing and insuring leases. The premises can be taken on a floor-by-floor basis or in combination.

Attractive rental incentive packages are available subject to terms, financial standing and is subject to contract.

## SERVICE CHARGE

A service charge is payable in respect of the maintenance and cleaning of the shared areas and the building.

Electricity and the cleaning of the demised areas are payable separately. Further information is available from White Commercial.

## BUILDING INSURANCE

The landlord will provide building insurance and recover the cost via the tenant, see table above advising on costs.

## SERVICES

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

## ACCOMMODATION

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

Use	Floor	Sq M	Sq Ft
Offices	Second	517.47	5,570
Offices	Third	522.67	5,626
<b>Total</b>		<b>1,040.14</b>	<b>11,196</b>

## RATES

We understand from the Valuation Office Rateable Values are £47,250 in connection with the 2<sup>nd</sup> floor and £46,500 in connection with the 3<sup>rd</sup> floor.

This is not what you pay. Further details are available from the joint agents.

## EPC

The EPC for the whole premises is C – 75.

## VAT

VAT is payable in addition to all prices quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.





Viewing strictly by prior appointment with the Joint Agents:

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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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