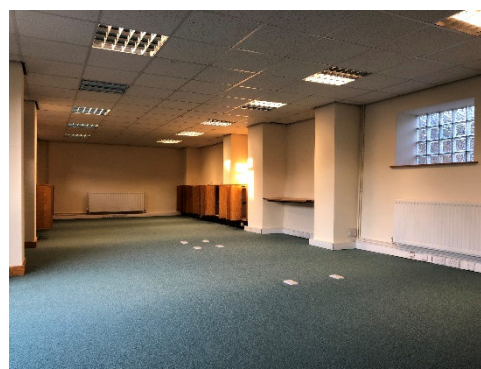


The Courtyard, Chapel Lane Offices

Bodicote, Banbury, OX15 4DB



TO LET

1,841 sq ft (171 sq m)

To Let - £20,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Floors	To Let PA	Approx. Building Insurance Premium PA	2017 Rateable Value	EPC Rating
1,841	Ground & First	£20,000	£335.94	£18,250	To be assessed

LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham).

The property is located within the attractive village of Bodicote, just 2 miles to the south of Banbury and within a five-minute drive of Sainsbury's and Morrison's superstores and ten-minute drive from Banbury's railway station.

DESCRIPTION

The property, situated within the Bodicote Conservation area, comprises a self-contained, fully refurbished ground and first floor office building, situated within a private courtyard and benefitting from good parking allocation, separate male and female WCs to ground and first floors, as well as quality kitchen facilities.

HOURS OF USE

The Chapel Offices has hours of use restrictions as follows:

Monday – Friday from 8:30am until 6pm.

Saturday from 8:30am – 1pm.

Sundays and Public Holidays – no business shall take place.

ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards (IPMS3) Office.

Floor	Description	Sq M	Sq Ft
Ground	Office	62.5	673
	Reception	14.6	157
First	Office	17.9	193
	Office	52.4	564
	Office	13.2	142
	Office	6.5	70
	Kitchen	3.9	42
TOTAL		171	1,841

TERMS & RENT

The Chapel Lane Offices are available on a new fully repairing and insuring lease at £20,000 per annum exclusive of VAT and other outgoings.

BUILDING INSURANCE

The insurance premium for the unit is detailed within the table above and is paid annually (based on 20/21 figures).

RATES

The 2017 rateable value is £18,250. This assessment includes the neighbouring storage units and will need to be reassessed. This figure is also not what you pay.

Please contact White Commercial for further information.

SERVICES

We understand that all main services are provided to the property, excluding gas.

None of the above services have been tested by the agents.

EPC

The EPC rating is due to be reassessed.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is not payable in addition to the rent.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial.

Contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

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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