

Modern Quality Office Accommodation

Somerville Court Office Suites

Banbury Business Park, Adderbury, OX17 3SN



TO LET
Suites Available from
550 Sq Ft – 1,743 Sq Ft
Flexible Terms Considered

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

BROWN & CO
01295 273555
brown-co.com

white
commercial.co.uk

Building No.	Floor	Sq Ft	Sq M	Rent Per Annum	Approx. Service Charge PA	Est. Building Insurance PA	Estimated Rateable Value	EPC Rating
Building 8 Option 2	Ground	1,517	141.00	£18,200	£2,870.09	£451.38	£19,000	D - 77
	First	1,743	161.93	£21,000	£3,297.68	£518.62	£22,000	
Building 8 Option 3	Ground	785	72.93	£9,500	£1,937.83	£253.65	£10,000	
		785	72.93	£9,500	£1,937.83	£253.65	£10,000	
	First	550	51.10	£6,600	£1,455.00	£177.71	£7,250	
		882	82.65	£10,600	£2,137.11	£284.99	£11,000	

Please contact the joint agents for further information in connection with availability as a whole (Option 1).

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. Each party will be responsible for their own legal costs.

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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 building is located on the popular Banbury Business Park, located just three miles south of Banbury on the edge of the attractive village of Adderbury, benefitting from excellent access to both Junctions 10 and 11 of the M40.

DESCRIPTION

The modern office building is available fully refurbished and can be configured to provide self-contained ground and first floor office suites, each benefitting from air conditioning, communal kitchens and separate male/female/disabled WC's.

The suites are arranged to open plan. A wide variety of uses can be considered by the landlords under the new single service, business and commercial use classification – Class E – subject to review and confirmation of intended operations.

The building benefits from good car parking facilities and apportionment.

Refer to the table above for costs on a floor-by-floor or individual suite basis.

Please discuss with the agents directly regarding costs for the whole building.

ACCOMODATION

Areas have been measured in accordance with plans produced by Streamline Office Services. The Suites are to be measured in accordance with International Property Measurement Standards upon fit-out of the suites accordingly.

TERMS

The office suites are available on new *effective* fully repairing and insuring leases, on terms to be agreed. Flexible terms will be considered from just 6 months upwards.

SERVICE CHARGE

A service charge is payable, covering landscaping, maintenance of the common areas and external building maintenance – a copy of the service charge budget is available upon request. Option 3 costs will include the cleaning of the common parts of the building.

SERVICES

We understand that all mains services are connected to the premises, including three phase electricity. We advise these services have not been tested by the agents.

RATEABLE VALUE

The Rateable Values for each suite are to be assessed by the Valuation Office Agency upon occupation. A guesstimate for each suite has been assessed – see the table above.

VAT

VAT is payable in addition at the standard rate.

VIEWING AND FURTHER INFORMATION

For further information, please contact the joint agents:-

Tel: 01295 271000

Email: Chris@whitecommercial.co.uk

or Harvey@whitecommercial.co.uk

or Tim.Humphrey@Brown-co.com



Chris White



Harvey White



Tim Humphrey

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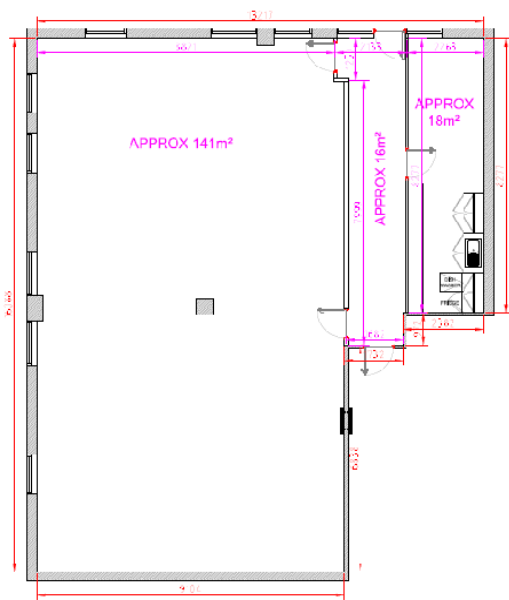
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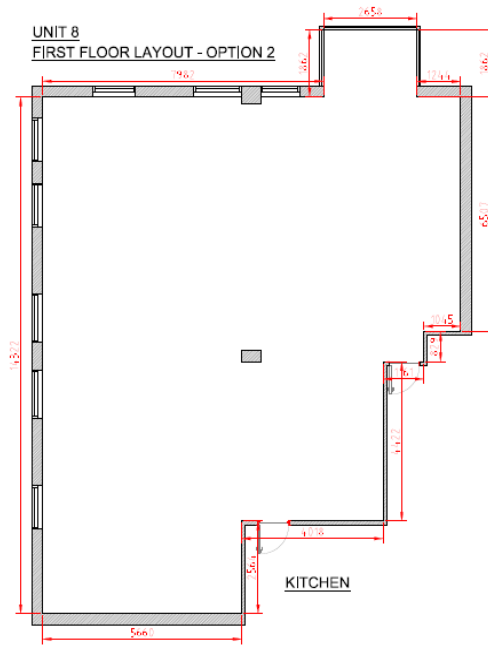


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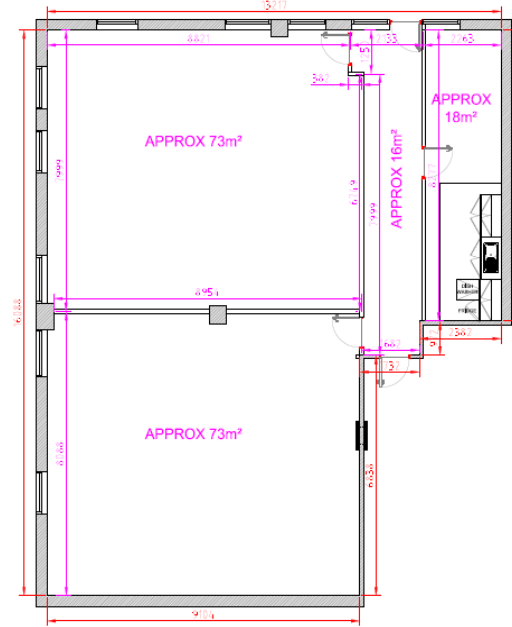
UNIT 8
GROUND FLOOR LAYOUT - OPTION 2



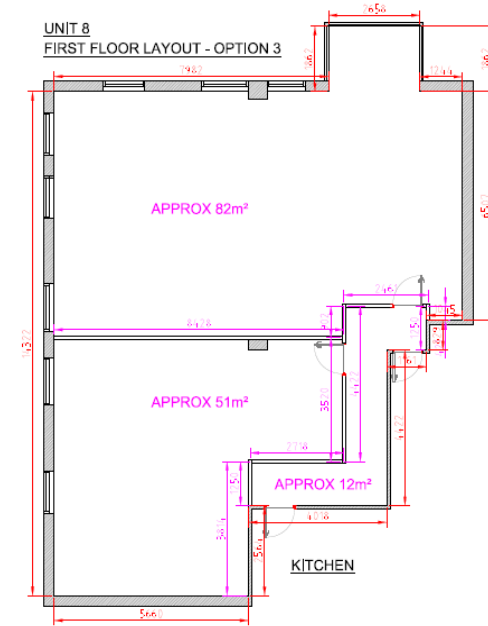
UNIT 8
FIRST FLOOR LAYOUT - OPTION 2



UNIT 8
GROUND FLOOR LAYOUT - OPTION 3



UNIT 8
FIRST FLOOR LAYOUT - OPTION 3



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