

# Quality Offices - Inside Prodrive

Central M40, Banbury, Oxfordshire, OX16 4XD



**TO LET**  
**5,630 sq ft**  
**Quality Office Accommodation**

Availability	SQ FT	SQ M	Rent Per SQ FT	Occupational Costs Per SQ FT	EPC Rating
Offices	5,630	523.04	£10.00	£10.00	A - 23

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and is undergoing significant residential and commercial expansion.

The property is located on the Central M40 development, adjacent to Junction 11 of the London to Birmingham M40 Motorway. Local occupiers include Hello Fresh, CTG Aerospace Composites, Prodrive and Borg & Beck.

## DESCRIPTION

The premises provide self-contained quality offices within Prodrive's main HQ Building (built in 2015). The modern accommodation comprises quality first floor offices with an impressive reception and main facilities.

Car parking is available, contact the agents for further details.

Prodrive are willing to discuss specific arrangements with occupiers to suit their specific occupational requirements.

CAD plans of the accommodation are available upon request.

## ACCOMODATION

Floor	Description	Area m <sup>2</sup> /unit	Area ft <sup>2</sup> /unit
First	Office	523.04	5,630
<b>Total</b>		<b>523.04</b>	<b>5,630</b>

## TERMS

The premises are available on a new *effective* FRI lease, on terms to be agreed.

## FULLY INCLUSIVE OCCUPATIONAL COSTS

The tenant is to cover the occupational costs for the first-floor office accommodation, equating to £10.00 per square foot, to include service charges, business rates, lighting, heating, external building repairs and landscaping.

Please discuss with White Commercial for further information and detail in this regard.

## SERVICES

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

## VAT

VAT is payable in addition at the standard rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

or [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



Chris White



Harvey White

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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000.

Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2021.



01295 271000