

Quality Self Contained Offices

Unit 2B Banbury Office Village

Noral Way, Banbury, OX16 2SB

TO LET



1,651 – 3,312 sq ft (153.38 sq m – 308.15 sq m)
TO LET - £23,525 - £46,440 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,651 – 3,317	153.38 – 308.15	Class E	£23,525 - £46,440	Approx. £1.51 Per Sq Ft	Whole - £486.20	To be assessed	TBC

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.

Banbury Office Village is a well-established business park, situated just off the Southam Road (A423) approximately 1 mile from Junction 11 of the M40 London to Birmingham Motorway. Local occupiers include Handelsbanken, Fisher German, XPO Logistics, Amazon and DCS Group.

Description

The premises comprise a modern self-contained office unit situated on a corner plot with excellent prominence to the Southam Road. The building can either be taken as a whole or by floor, with shared access. Key features include suspended ceilings with recessed lighting, comfort cooling, fully raised access floors, clear ceiling heights of 2.7 m, a phone entry system and 13 allocated parking spaces.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Offices	153.38	1,651
First	Offices	154.77	1,666
Total		307	3,317

Measured in accordance with the IMPS3 (Offices).

Terms

The premises are available on a new effective fully repairing and insuring lease at a rental of £46,440 per annum exclusive for the whole building or £23,525 pax per floor.

Service Charge & Building Insurance

A service charge is payable in respect of cleaning, lighting and landscaping to the common areas. Based on the 22/23 budget, the charge equates to £1.51 per sq. ft. pa. Building insurance is also payable, equating to £486.20 per annum for the whole (21/22).

Rates

The rateable value for the premises will need to be assessed by the Valuation Office. Further details are available from White Commercial Surveyors.

Services

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

VAT

We understand the premises are opted for taxation and as such VAT will be chargeable.

Viewing and further information

Please contact Chris White & Harvey White Tel: 01295 271000

Email: chris@whitecommercial.co.uk and harvey@whitecommercial.co.uk

VIEWING AND FURTHER INFORMATION

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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