

Modern Self-Contained Offices

Unit 3 Somerville Court

Banbury Business Park, Adderbury, OX17 3SN



TO LET
765 - 1,563 sq ft
£9,000 - £18,000 Per Annum Exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk

white
commercial.co.uk

Unit	Sq Ft	Floors	Car Parking Spaces	Rent PA	Service Charge PA	Building Insurance PA	Rateable Value	EPC Rating
3	765	Ground	4	£9,000	£820.85	TBC	To be assessed	D - 97
3	1,563	Ground & First	8	£18,000	£1,677.16	£187.00	£19,750	

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 on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40.

DESCRIPTION

The premises comprise a self-contained ground and first floor office building, benefitting from air conditioning and separate male and female WCs, as well as kitchen facilities. The whole unit benefits from 8 allocated car parking spaces within the shared car park.

The offices can be taken as a whole or the ground floor only.

ACCOMMODATION

Net internal area measured in accordance with International Property Measurement Standards (IPMS3) Office.

Unit	Floor	Sq M	Sq Ft
3	Ground	71.07	765
	First	74.14	798
TOTAL		145.21	1,563

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.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TERMS

The offices are available on a new fully repairing and insuring lease, see above table for relevant financial details.

If the ground floor is taken separately, an *effective* fully repairing and insuring lease will be available, with a contribution towards external building maintenance being applicable, charged at £750.00 per annum.

SERVICE CHARGE

A service charge is payable in respect of the repair, maintenance, electricity and landscaping of the communal areas of the estate, costs of which are detailed above.

Further details of these services are available upon request.

INSURANCE PREMIUM

The insurance premium is paid by the lessor and recovered from the lessee, with the annual charge as per the table above.

RATES

The rateable value for the whole of the premises is £19,750.

This figure is not what you pay.

Please contact White Commercial for further information.

VAT

VAT is payable in addition to all figures quoted.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

Contact: Chris White

and Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

Or harvey@whitecommercial.co.uk

W773

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.

Please see www.whitecommercial.co.uk for our privacy policy. July 2021.



white
commercial.co.uk

01295 271000