

High Specification Office Building
11-12 Vantage Business Park
Bloxham Road, Banbury, OX16 9UX

FOR SALE / TO LET



1,685 sq ft (156.54 sq m)

FOR SALE - Offers in excess of £300,000

TO LET - £23,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Freehold	Rent PA	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	EPC
1,685	156.54	Class E	Offers in excess of £300,000	£23,000	£1,060.00	£807.57 (2021)	£18,000	E - 119

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population of 42,000 and a catchment of approximately 290,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

Vantage Business Park is located just outside Banbury, off the Bloxham Road A36, within easy reach of Junction 11 of the M40 motorway.

Description

The premises comprise a modern L-shaped office building set in high quality landscaping in beautiful surroundings with excellent car parking provision for up to 12. Features include open plan space, separate meeting room, electric heating, CAT5 cabling, attractive beamed ceiling into offices, male and female WC's and a kitchenette facility. High speed 100/100mbs shared lease rental broadband is available via STL; currently £143.99 per month.

Terms

The building is available either freehold, with offers invited in excess of £300,000, or available on a new fully repairing and insuring lease at a rental of £23,000 per annum exclusive.

Service Charge

A service charge is payable in respect of the maintenance costs of the estates including landscaping, maintenance and cleaning of the car park. Further details are available from White Commercial Surveyors.

Accommodation

The premises have been measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Unit	Floor	Use	Sq M	Sq Ft
11	Ground	Offices	95.69	1,030
12			60.85	655
Total			156.54	1,685

Services

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

Rates

The rateable value for the whole building is £18,000 per annum. This is not what you pay. Further details are available from White Commercial.

VAT

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

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

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



Chris White

Harvey White

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.

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. April 2022.