

Modern Industrial / Warehousing Unit

Unit 3a Thorpe Park

Thorpe Way, Banbury, Oxfordshire, OX16 4SP

TO LET



12,737 sq. ft. (1,183 sq. m.)

TO LET - £120,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

024 7622 6684

www.godfrey-payton.co.uk

white

commercial.co.uk

Sq Ft	Sq M	Current Use	Rent Per Annum	Building Insurance PA	Rates Payable PA	EPC
12,737	1,183	B8	£120,000	£2,527.58	£34,560	C - 71

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.

The property is located on the well-established Thorpe Way Industrial Estate, situated just 1.1 miles south of Junction 11 of the London to Birmingham M40 Motorway. Banbury Town Centre is approximately 1 mile to the west.

Specification

The premises comprise a modern industrial/warehouse building constructed around a steel portal frame with brick-block and clad elevations, under a lined and insulated pitched roof, incorporating translucent panels.

The building is situated on a self-contained site and has a large yard area to its frontage, with 33 bay-parking spaces. Offices and ancillary areas existing to both the ground and first floors. The unit has a height to eaves and 7.4m and a height to the ridge of 9.8 m.

Accommodation

FLOOR	USE	SQ. M.	SQ. FT.
Ground	Warehouse	1,065	11,466
First	Offices	118	1,271
TOTAL		1,183	12,737

Measured in accordance with the current RICS code of measuring practice

Terms

The property is available on a new fully repairing and insuring lease at a rent of £120,000 per annum exclusive, subject to contract and terms to be agreed.

Services

We understand that all mains' services are connected to the premises including gas fired blower heaters and gas fired radiators to the offices. None of these services have been tested by the agents.

Rates Payable

We understand the rates payable for the 22/23 period equate to £34,560.

VAT

We understand that the premises are opted for taxational purposes and as such VAT will be payable in addition.

Viewing and further information

Please contact either of the joint agents:-

White Commercial – Chris White & Harvey White

Tel: 01295 271000

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

Godfrey-Payton – Ross Bendall

Tel: 024 7622 6684

Email: ross.bendall@godfrey-payton.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.

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. May 2022.

