**End of Terrace Industrial Unit with First Floor Mezzanine** 

## **Unit 9 Overfield Industrial Estate**

# TO LET

**Thorpe Way, Banbury, OX16 4XR** 





Ground Floor - 1,248 sq ft
Plus 1,370 sq ft Mezzanine
TO LET - £15,000 per annum exclusive



Sq Ft	Sq M	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	EPC
2,618	243.27	£15,000	£268	£540	£7,750*	C – 59

#### Location

Banbury is the main North Oxfordshire centre for commerce and industry and has a population approaching 52,000, with a catchment of approximately 160,000. The town is situated at Junction 11 of the London to Birmingham M40 Motorway. Banbury is undergoing significant growth, with considerable new housing and commercial developments taking place.

The premises are situated in a good location along Thorpe Way, within the Overfield Industrial Estate, which is to the east of the town and only ½ a mile from Junction 11 of the London to Birmingham M40 Motorway.

## Description

The premises comprise an end-of-terrace industrial unit, providing workshop and office accommodation. A mezzanine floor has been installed to the majority of the accommodation. The property benefits from level loading door access. Car parking is available to the front and side of the property along with loading/unloading areas.

#### Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Workshop	115.94	1,248
First	Mezzanine	127.33	1,371
		243.27	2,618

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

## Terms and VAT

The premises are available on a new fully repairing and insuring lease at a rent of £15,000 per annum exclusive of other outgoings, subject to contract.

VAT will be payable in addition to all prices quoted.

## **Service Charge and Insurance Costs**

There is a service charge payable in respect of the shared areas of the estate. The landlord will also provide building insurance and recover the sum as per the table above annually.

## Services

Mains water, electricity and drainage are connected to the premises, as well as threephase power.

### **Business Rates**

We understand from the Valuation Office website that the rateable value for the premises is £7,750. This is not what you pay. Further details in this regard are available from the agents, if required.

## Viewing and further information

Please contact Chris White & Harvey White

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#### 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.

