

**Quality Modern Offices in Business Park Setting
9 & 10 Somerville Court
Banbury Business Park, Adderbury, OX16 3SN**

**AVAILABLE LEASEHOLD OR
VIRTUAL FREEHOLD
(974 YEARS REMAINING)**



**4,329 sq ft (402.2 sq m)
TO LET - £49,500 per annum exclusive
VIRTUAL FREEHOLD - Offers invited in excess of £615,000**

Sq Ft	Sq M	Freehold Price	Leasehold	Service Charge PA	Building Insurance PA	2017 Ratable Value	EPC Rating
4,329	402.2	OIE £615,000	£49,500	£8,003.36	£1,200	£52,500	D - 94

Location

Banbury is the second largest town in Oxfordshire and is situated at Junction 11 of the London to Birmingham M40 motorway.

The premises are located on the popular Banbury Business Park, located just three miles south of Banbury on the edge of the attractive village of Adderbury.

The location provides 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, separate male and female WC facilities, kitchenettes to ground and first floors, with a spacious break out area to first floor.

There are 24 allocated car parking spaces, providing a parking ratio of 1:180 sq ft.

The landlord will consider dividing Units 9 and 10 into separate independent units for lease, or on a virtual freehold basis. Plans and specifications in this regard are due to be prepared. For further information at this stage, please contact the agents.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Offices	190.2	2,047
First		212	2,282
Total		402.2	4,329

Measured in accordance with Property Measurement Standards (IMPS3) Office.

Tenure

The property is available either on a new fully repairing and insuring lease at £49,500 per annum exclusive, or a virtual freehold basis (the long-leasehold interest has 974 years remaining) with offers in excess of £615,000 being considered.

Services

Mains water, electricity and drainage are connected to the property.

None of these services have been tested by the joint agents.

Rateable Value

The rateable value in connection with the premises as a whole is £52,500.

Further information is available from the joint agents, if required.

VAT

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

Viewing and Further Information

Please contact Chris White, Harvey White or Tim Humphrey

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

or 01295 220 210
tim.humphrey@brown-co.com



Chris White

Harvey White

Tim Humphrey

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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