

# Modern Industrial / Warehousing Unit IHL House, Thorpe Close Banbury, Oxon, OX16 4SW

# TO LET



**21,446 sq ft (1,991.73 sq m)**

**TO LET - £145,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Rent Per Annum	Building Insurance PA	Rates Payable PA	EPC
21,446	1,991.73	Industrial	£145,000	TBC	To be assessed	E - 105

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway. The town has a population approaching 52,000 and a catchment of approximately 160,000. Banbury is an expanding town with considerable new housing and commercial developments taking place at the current time.

The property is situated along Thorpe Close, within the well-established Thorpe Way Industrial Estate, prominently positioned just ½ a mile from Junction 11 of the M40.

### Description

The main industrial building comprises two steel-framed bays with brick elevations and profile vertical steel cladding above, together with a lined and insulated roof with two pitches and central valley. Internally the premises comprise concrete floors with painted blockwork walls, with similarly lined and insulated cladding above. The height to eaves to the main unit is 5.49m and circa 7m to the Link Building. Loading and unloading to the unit is accessed directly via Thorpe Close by electrically operated roller shutter doors.

The office pod benefits from brick external elevations under a flat roof at a slight pitch, with corrugated roof coverings. Internally the offices are arranged over two floors and are mainly open plan, with some individual offices. Separate male and female WC facilities are at ground floor level for both factory and office accommodation.

The unit has undergone significant external refurbishment and is also due to see extensive internal refurbishment of both the offices and warehouse in addition.

### Accommodation (Measured in accordance with the current RICS code of measuring practice)

Floor	Use	Sq M	Sq Ft
Ground	Industrial	1,267	13,639
First	Mezzanine	135	1,450
Ground	Offices	112	1,208
First	Offices	147	1,589
Link Building	Warehouse	330	3,560
<b>TOTAL</b>		<b>1,991.73</b>	<b>21,446</b>

### Terms & VAT

The property is available on a new fully repairing and insuring lease at £145,000 per annum exclusive, subject to contract. VAT is payable in addition.

### Services

We understand that all main services including a three-phase power supply are provided to the property, but excluding gas. None of these services have been tested by the agents.

### Business Rates

The rateable value is due to be reassessed. Please discuss with the agents.

### Viewing and further information

Please contact Chris White & Harvey White

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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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000.

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