

Modern Industrial Premises

Unit 2 Riverside

Tramway Road, Banbury, Oxfordshire, OX16 5TU

TO LET



**4,205 sq ft Including 2,045 Showroom (390.66 sq m)
TO LET - £33,705 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge Per Annum	Rates Payable (2022)	EPC
4,205	390.66	E	£33,705	£1,443.60	£10,905.60	D - 81

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.

The property is situated on Tramway Industrial Estate, just 5 minutes from J11 of the M40. The site is situated adjacent to Banbury Chiltern Service Railway Station, which provides regular services to London Marylebone and Birmingham.

Description

The premises comprise a mid-terrace warehouse/industrial unit of brick construction having a pitched clad roof and showroom. There are 10 car parking spaces.

Accommodation

Gross Internal Area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	189.98	2,045
	Showroom	200,67	2,160
Total		390.66	4,205

Terms and VAT

The unit is available on an assignment or sub-lease of an existing lease expiring on 23rd February 2027 at a rent of £33,705 per annum.

VAT is not payable in addition.

Service Charge

There is a service charge of £1,443.60 per annum payable. For further details please contact White Commercial.

Services

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

Rates

The rates payable for the property is £10,905.60 per annum. Further details are available from White Commercial.

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. January 2023.