

Office Suites To Let



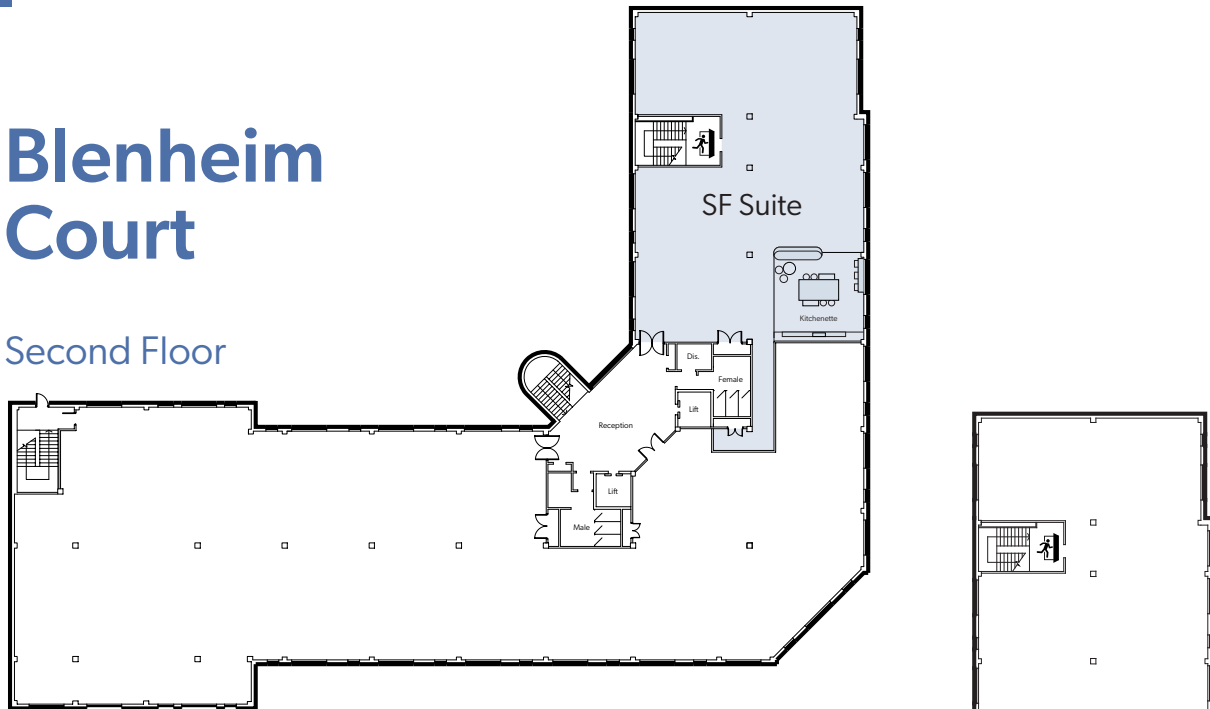
Prime town centre offices
From 2,000 - 7,530 sq ft (186 – 700 sq m)
Blenheim Court, George Street
Banbury, OX16 5BH



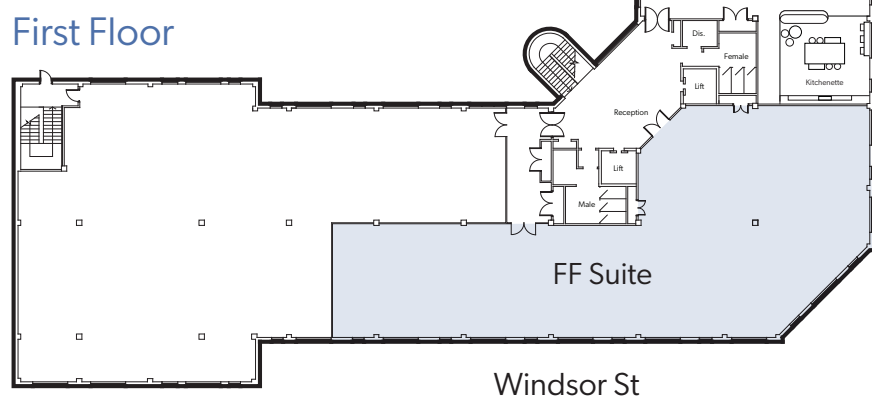
**Blenheim
Court**

Blenheim Court

Second Floor



First Floor



Description

Blenheim Court is a high quality headquarter-style office building occupying an extremely prominent location in the principal office area of the town centre, close to Banbury railway station.

Specification

- Refurbished common parts and WCs
- Full air-conditioning
- Fully accessible raised floors
- 2.7m floor to ceiling height
- Two 13-person passenger lifts
- Manned main reception
- Quality kitchenette to be fitted.

Accommodation

Net internal area measured in accordance with International Property Measurement Standards.

	Sq ft	Sq m	Parking spaces
First floor	4,120	383	15
Second floor	3,410	317	9
Total	7,530	700	

Services

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

Legal Costs

Each party will be responsible for their own legal costs.





CGI of second floor proposed kitchenette

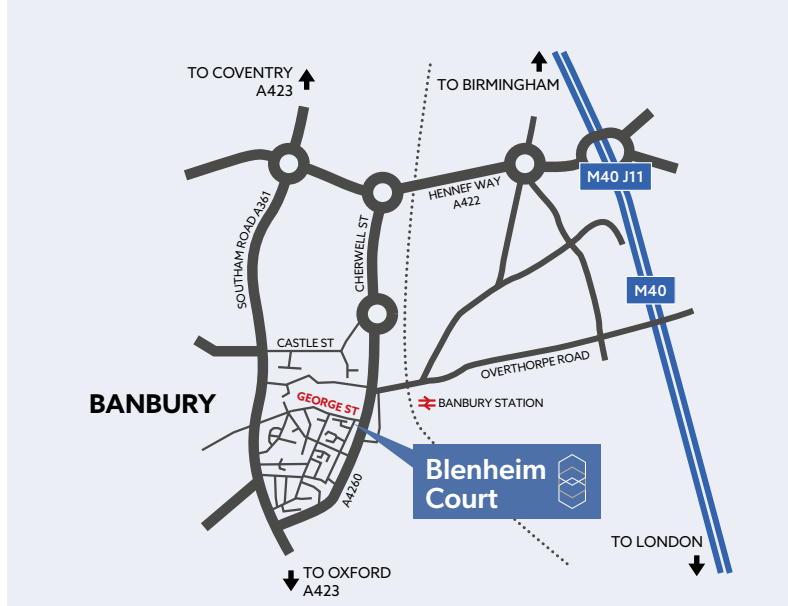


Second floor office space



Blenheim Court

Second Floor



Location

Banbury is a main county town serving North Oxfordshire and is **well-located** at Junction 11 of the M40. This motorway access links the area to London, Birmingham, the North of England and the Midlands. Banbury also notably benefits from **excellent rail services, with the property just a 5 minute walk from Banbury station, providing services** to Birmingham, Oxford and London Marylebone and Paddington stations via the Chiltern and Great Western railway lines, with **Banbury to London taking just 65 minutes**.



The town has developed into a **thriving commercial centre**, focusing on motorsport, technical manufacturing, professional services, warehousing and logistics facilities.

Blenheim Court is also just a stones throw from 'Castle Quay' shopping centre, which has been subject to recent expansion, including a new cinema operated by 'the Light', a Premier Inn hotel, the attractive waterfront food retailing scheme, as well as an artisan market known as 'Lock 29'.

Terms and Rent

	Rent per annum	Rates Payable per annum*
First floor	£57,680	£25,216
Second floor	£47,750	£22,455

*Further details are available from the joint agents

Service charge & buildings insurance: There is an accountable service charge payable which covers water charges, maintenance of the common areas, including the shared car park, on-site reception and security and external building maintenance. Further information available from the joint agents.

VAT: VAT is payable in addition to all figures quoted.



01295 271000

Chris White & Harvey White
01295 271000
chris@whitecommercial.co.uk
harvey@whitecommercial.co.uk



Charles Rowton-Lee
01865 269030
CRLee@savills.com
Liv Thomas
01865 269066
olivia.thomas@savills.com

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