

Unit 1 Wildmere Close

Wildmere Industrial Estate, Banbury, OX16 3TL

TO LET - 4,067 sq ft – Industrial Premises with First Floor Offices



Sq Ft	Sq M	Use	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
4,184	377.89	Class E	£30,000	TBC	£30,750	C - 67

Location

The property is situated at Wildmere Close on the established Wildmere Road Industrial Estate and is within just ½ mile of Junction 11 of the M40 London to Birmingham motorway.

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 with considerable new housing and commercial developments taking place.

Description

The premises comprise a modern detached steel portal framed warehouse building, with part brick and profile steel clad elevations; under a similarly pitched profile steel roof with roof lights. The unit also features the following:

- Ground floor production area and first floor offices
- Full height electrically operated sectional overhead loading door
- Three phase electricity
- Height of 2.19m from ground to underside of first floor office ceiling
- Forecourt car parking and loading, with 3 allocated car parking spaces

Services

All main services are provided including three phase power and gas. None of the above services have been tested by the agents.

Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rental of £30,000 per annum, exclusive of other outgoings and is subject to contract. VAT will be payable in addition to the rent.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	191.89	2,066
First	Offices	186.00	2,002
Total		377.89	4,068

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

Service Charge & Building Insurance

We understand there is no service charge payable in respect of the wider estate.

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. Contents insurance is to be organised by the lessee.

Rates

The Rateable Value from 1st April 2023 for property is £30,750. This is not what you pay. information is available from White Commercial in this regard.

Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

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. November 2023.