

Unit 3 Somerville Court

Banbury Business Park, Adderbury, OX17 3SN

Modern Self-Contained Offices - Available For Lease



Sq Ft	Sq M	Floors	Car Parking Spaces	Rent Per Annum Exclusive	Service Charge Per Annum	2023 Rateable Value	EPC
765	71.07	Ground	4	£9,000	£820.85	To be assessed	D - 97
1,563	145.21	Ground and First	8	£18,000	£1,677.16	£20,500	

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway in Oxfordshire and is a rapidly expanding town with a population of 54,335 (2021 census) and a district population of approximately 160,000.

The property is located on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with 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 and separate male and female WCs, as well as kitchen facilities. The whole unit benefits from 8 allocated car parking spaces within the shared car park.

The offices can be taken as a whole or the ground floor only.

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

Floor	Use	Sq M	Sq Ft
Ground	Offices	71.07	765
First		74.14	798
Total		145.21	1,563

Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

Terms & VAT

The offices are available on a new fully repairing and insuring lease, see above table for relevant financial details.

If the ground floor is taken separately, an *effective* fully repairing and insuring lease will be available, with a contribution towards external building maintenance being applicable, charged at £750.00 per annum.

Service Charge & Building Insurance

A service charge is payable in respect of the repair, maintenance and landscaping of the communal areas of the estate, costs of which are detailed above.

Further details of these services are available upon request.

The insurance premium is to be paid by the lessor and recovered from the lessee annually in advance. Further details available upon request.

Business Rates

The Rateable Value from 1st April 2023 for the whole building is £20,500. This is not what you pay. Further information in this regard is available upon request via White Commercial, or through the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk
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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. October 2023.