

PEMBROKE HOUSE

BANBURY BUSINESS PARK



MODERN OFFICES TO LET
12,882 – 33,902 sq ft

12,882 – 33,902 sq ft high quality, Grade A office space available with excellent car parking ratio of up to 1 space per 85 sq ft.



KEY FEATURES

- Close to J10 and J11 of M40
- Business park environment
- Modern open plan accommodation
- 176 car spaces
- 226 extra car spaces available by separate negotiation
- Central landscaped courtyard
- High quality existing fit-out



Pembroke House. Flexible, refurbished Grade A office accommodation which has been comprehensively refurbished at the front of Banbury Business Park. Set around a central courtyard, this well-specified office comes with unrivalled parking. An ideal location for forward-thinking businesses.



CONNECTED

Banbury benefits from being brilliantly located halfway between London and Birmingham at junction 11 of the M40 motorway.

Banbury Business Park is an established commercial location, three miles south of Banbury, close to the village of Adderbury. Junction 10 of the M40 is easily accessed from here. Banbury offers rail connections to London Marylebone and Birmingham New Street. Both Heathrow and Birmingham International airports can also be reached in under an hour by car.



The overflow car park is directly adjacent to the subject premises and accessed via a barrier entry system. Spaces can be made available to provide an increased total parking allocation of up to 1 space per 85 sq ft.

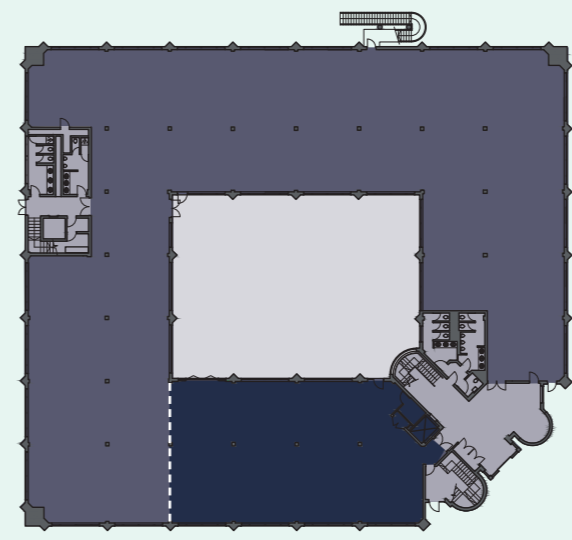


BANBURY

Banbury is a town of approximately 55,000 (2021 census) and a catchment of over 200,000 people. It's proximity to London and the Midlands makes it a desirable business location.

Banbury is also known for its engineering and technological prowess. Being close to Silverstone, the home of F1, the town has become an established hub of technology and other knowledge economy businesses. The research facilities of Warwick and Oxford universities can also prove a valuable resource for business. Existing occupiers include Bibby, Dematic, ProDrive, DHL, Karcher, Mondelez, Lloyds, Huawei & UTC Aerospace.



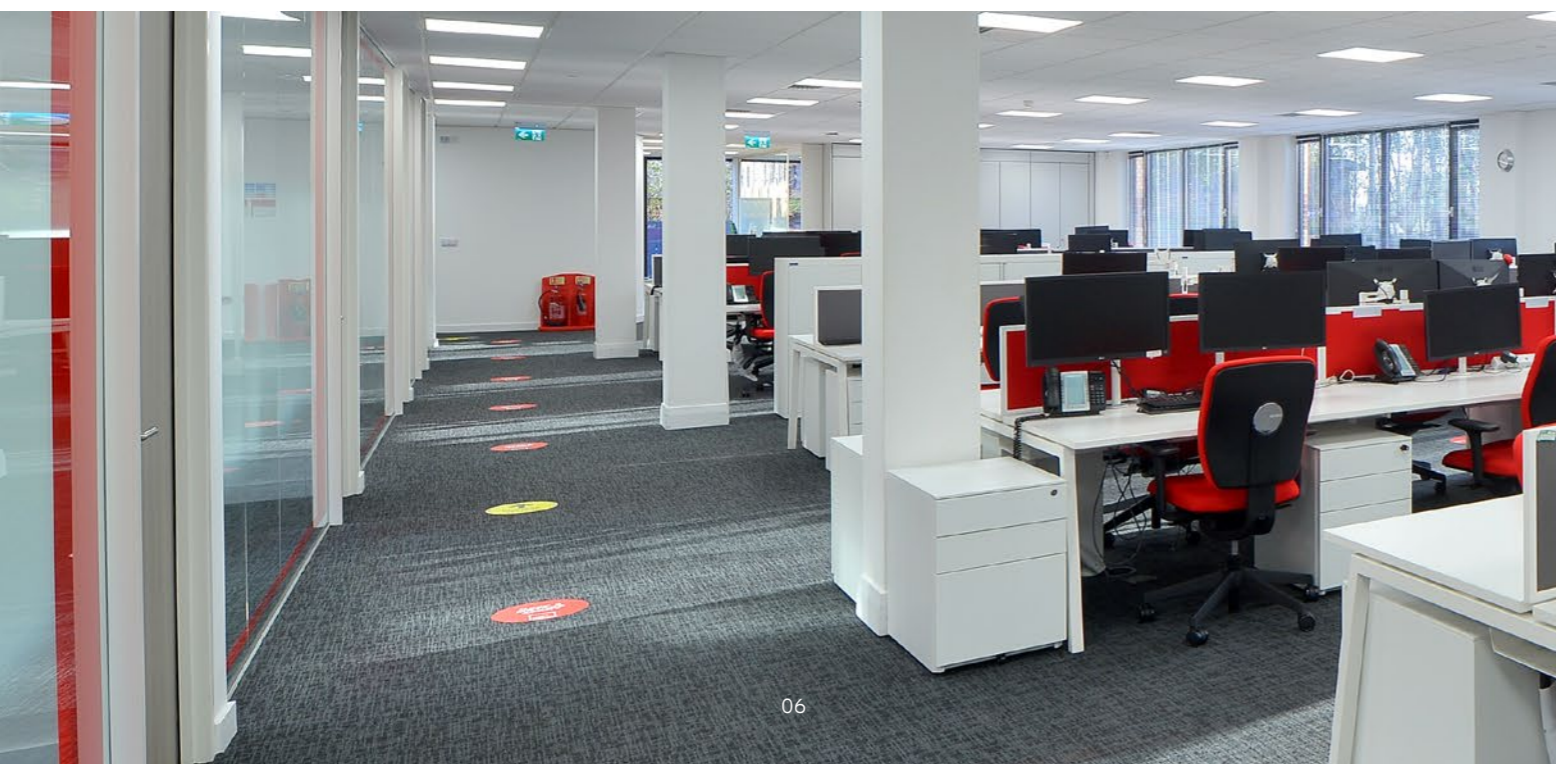


----- Indicates potential split

SPECIFICATION

The accommodation provides a high quality modern specification

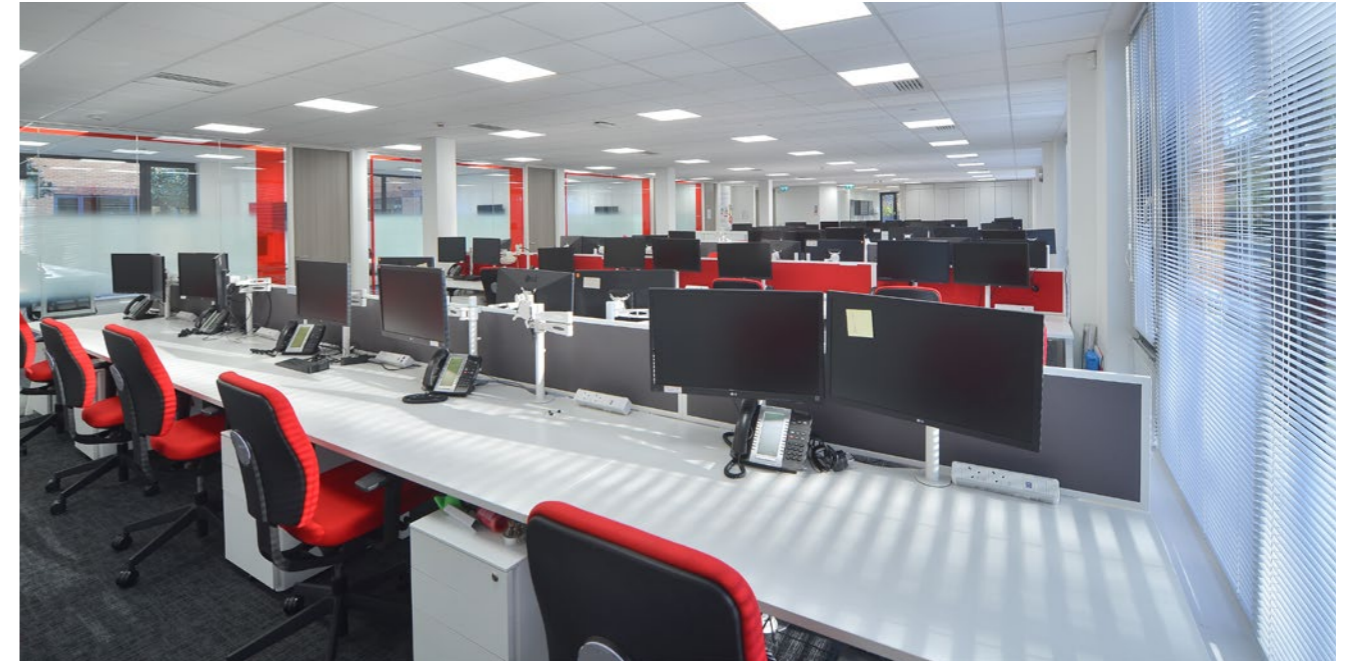
- Raised floors
- Suspended ceilings with integrated lighting
- Four-pipe fan coil air conditioning
- DDA compliant
- Central landscaped courtyard
- High quality existing fit-out including meeting rooms and breakout area
- Restaurant/canteen facility
- EV Charging



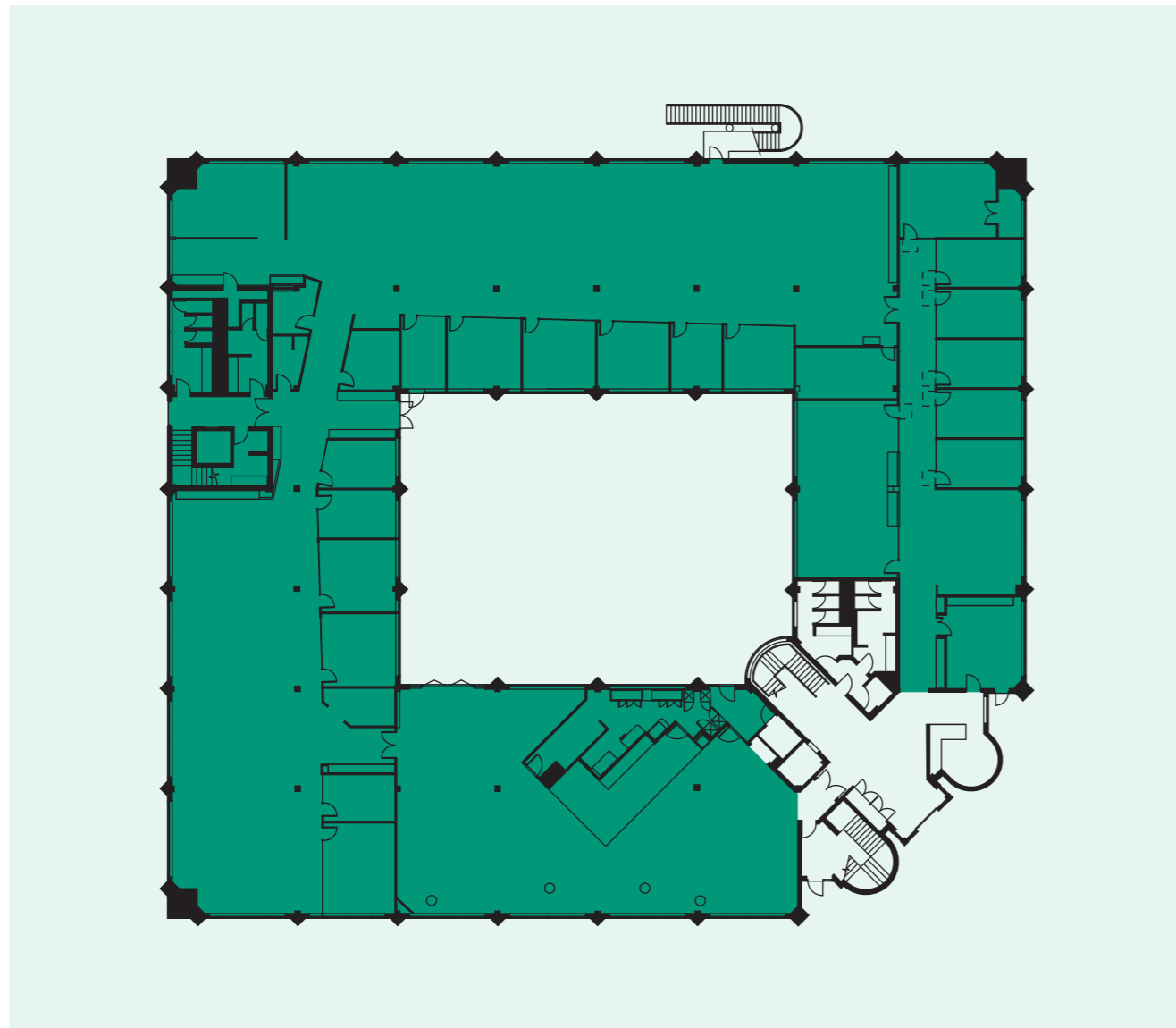
ACCOMMODATION

Floor Area	sq ft
First	16,759
Ground	16,514
Reception	629
Total	33,902

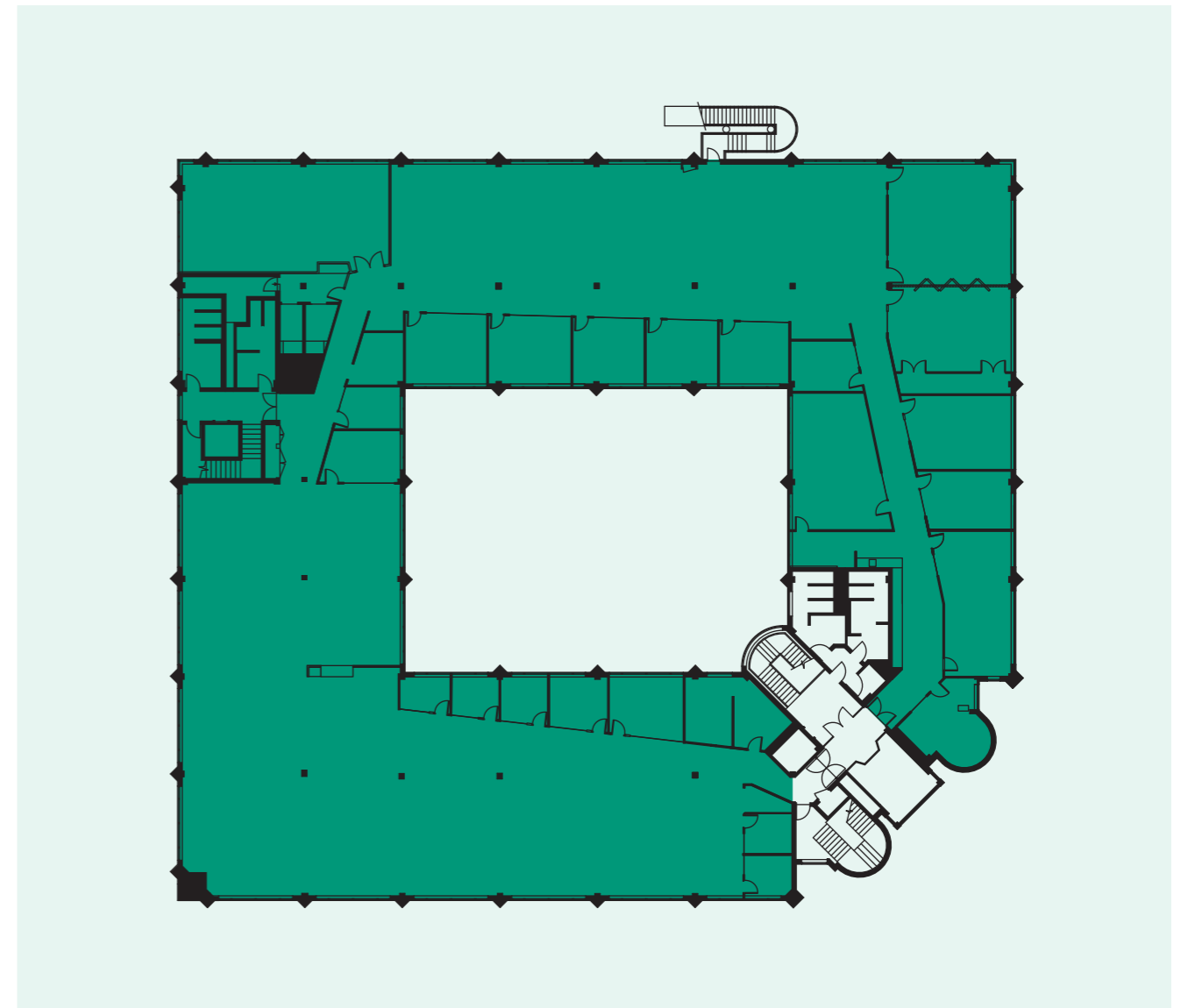
The floor plate can be split to accommodate occupier requirements from approx. 12,882 sq ft.



Ground floor



First floor







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SATNAV: OX17 3NS



WHAT3WORDS.COM

moon/altering/chariots

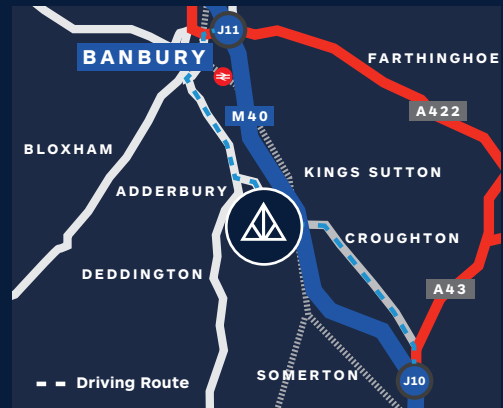
Pembroke House is situated on Banbury Business Park, located between Junction 10 and 11 of the M40 motorway.

Travelling from the North

Exit the M40 at junction 11 and head south 5 miles on the A4260. Follow Acorn Way and Wildmere Rd to Hennef Way/A422 (0.4 mi). Take A4260 to Trinity Way in Adderbury (5.5 mi). Continue on Trinity Way. Drive to Somerville Ct.

Travelling from the South

Exit the M40 at junction 10 and head north 8 miles on the B4100. Turn right onto Trinity Way then turn right onto Somerville Ct.



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EPC

The property has an EPC Rating of B.

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