

Unit 8, Bays 3-4, Cherwell Valley Business Park

Banbury, Oxfordshire, OX17 3AA

TO LET – 2,930 sq ft – Industrial Workshop Unit with External Storage Yard



Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Service Charge	Building Insurance	Rateable Value	EPC
2,930	272.40	B1/B2/B8	£25,000	£0.60p per sq ft	TBC	To be assessed	E

Location

Cherwell Valley Business Park is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport t/a Evolution Services Europe Limited and Uniform Express. The Unit is located towards the middle of the site and accessed via the internal access roadway.

Description

Unit 8, Bays 3-4, is an industrial/workshop unit, with 2x full roller shutter access doors to the front elevation. The property has internal block walls to approximately 2 metres with composite panelling to eaves. There is part profile steel sheeting to external elevations and a pitched profile sheet roof with rooflights.

The unit features the following:

- 2x roller shutter doors to the front elevation
- Shared hardstanding concrete apron storage area to front elevation
- 3-phase electricity
- 6.9m clear height and 6.25 m to haunch
- Temporary WC facility to be organised by ingoing tenant

Services

The property benefits from connection to mains water and 3-phase electricity. None of these services have been tested by the agents.

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Industrial/Workshop	2,930	272.40
Total		2,930	272.40

Terms & VAT

The property is available on a new fully repairing and insuring lease at £25,000 per annum exclusive of other outgoings, subject to contract. VAT will be chargeable in addition to the rent and service charge.

Service Charge and Building Insurance

There is a service charge payable in connection with the wider estate, equating to £0.60p per square foot. Full details are available upon request.

Building insurance will be recovered via the landlord. Cost to be confirmed.

Business Rates

The Rateable Value is due to be assessed. Further information will be available via the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

Or contact the Joint Agents Clive Thompson and Tim Humphrey

Email: tim.humphrey@brown-co.com

and clive.thompson@brown-co.com

www.brown-co.com | 01295 273555

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.