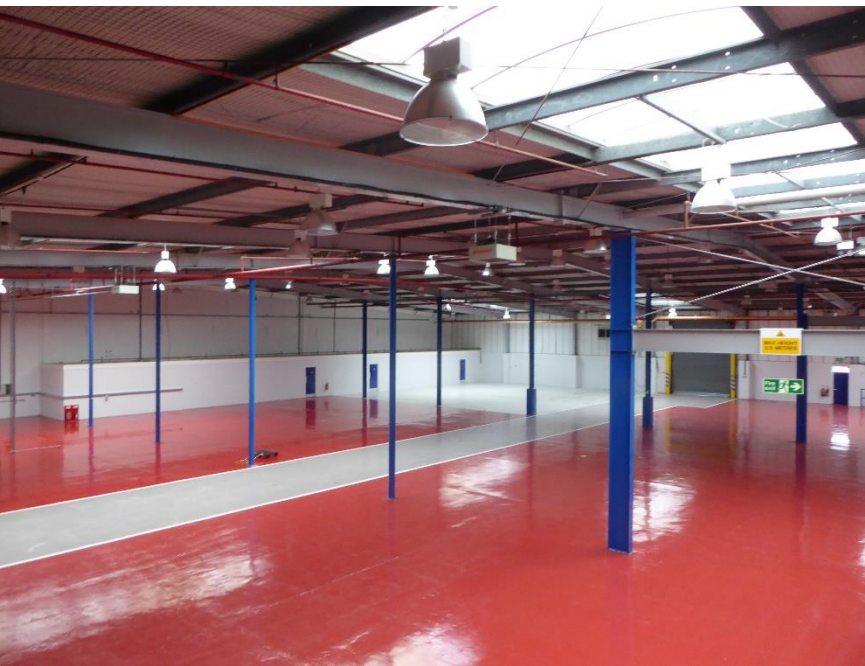


**Detached Warehouse/Industrial Unit on Self Contained Site**  
**14a Wildmere Industrial Estate, Banbury, OX16 3JU**  
**Available For Lease - 37,661 sq ft (3,498.8 sq m)**



Sq Ft	Sq M	Rent Per Annum Exclusive	2023 Rateable Value	Service Charge	EPC
37,661	3,498.8	£320,000	£147,000	N/A	D - 90

### Location

The property is located in Banbury within Wildmere Industrial Estate, the main industrial area to the north east of Banbury town centre. The estate is located at J11 of the M40, providing access to central London and the M25 and Birmingham to the northwest. Banbury railway station is 2 miles away with direct links to Oxford, Birmingham, and London.

Occupiers on the estate include DHL, Norbar, Karcher, Travis Perkins, Hello Fresh, Mahindra and Haas. The site is also in close proximity to the Banbury Gateway Retail Park which includes operators such as Next, Marks & Spencer, Primark, McDonalds and TK Maxx.

### Description

14a Wildmere Road Industrial Estate comprises a 1980s industrial unit with associated car parking, secure yard and substantial loading areas. The unit is available fully refurbished. Further details are available upon request.

The property comprises an industrial/warehouse facility and a separate, attached ground and first floor office building. The warehouse is of steel portal frame construction under a metal clad roof with transparent panels mounted on roof trusses, with blockwork and part clad walls.

The offices are within a brick-built office block, housed under a flat roof and have an open plan quality specification, with carpeted floors, suspended ceiling, double glazed windows, fluorescent panel lighting and brand new VRF air conditioning system. Car parking is available to the front and side of the building, also within the open storage yard to the rear.

### Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	32,229	2,994
	Office	2,877	267
First	Office	2,555	237
<b>Total</b>		<b>37,661</b>	<b>3,498</b>

### Terms & VAT

The unit is available on a new fully repairing lease at £320,000 per annum exclusive, subject to contract. VAT will be payable in addition.

### Business Rates

The Rateable Value from 1<sup>st</sup> April 2023 is £147,000. This is not what you pay, further information is available via White Commercial, or through the local charging authority.

### Services

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

### Viewing and further information

Please contact Chris White & Harvey White

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### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. Sept 2024.