

**Hornton Business Park, Oxfordshire, OX15 6HH**  
**Site of 2.10 Acres – To Let (from 0.5 acres plus)**  
**Open Storage Site (with Planning Consent for a 12,900 sq ft Commercial Unit)**



## Location

The site is situated 6 miles north west of Banbury on the A422 Stratford Road, and 7 miles from J11 of the M40 London to Birmingham Motorway. Current occupiers on site include general and light Industrial uses.

Banbury, situated at J11 of the M40, 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 at the current time.

## Description

The site is situated in a secluded area accessed directly off the A422 via a priority junction and ghost island and comprises some 2.10 acres. The site access road is privately owned and constructed to a high standard with a 7.3 m wide carriageway suitable for HGV and vehicular access. The site can be subdivided into smaller areas.

The site has a B2 General Industrial use with an implemented planning consent for a building of circa 12,900 sq ft which a potential occupier could construct, subject to agreeable long lease terms.

## Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rental of £27,500 per acre per annum, exclusive of other outgoings and is subject to contract.

VAT will be payable in addition.

## Services

We understand that the land is currently serviced with electricity single and three phase and drainage. There is currently a 300 KVA supply to the site.

## Planning

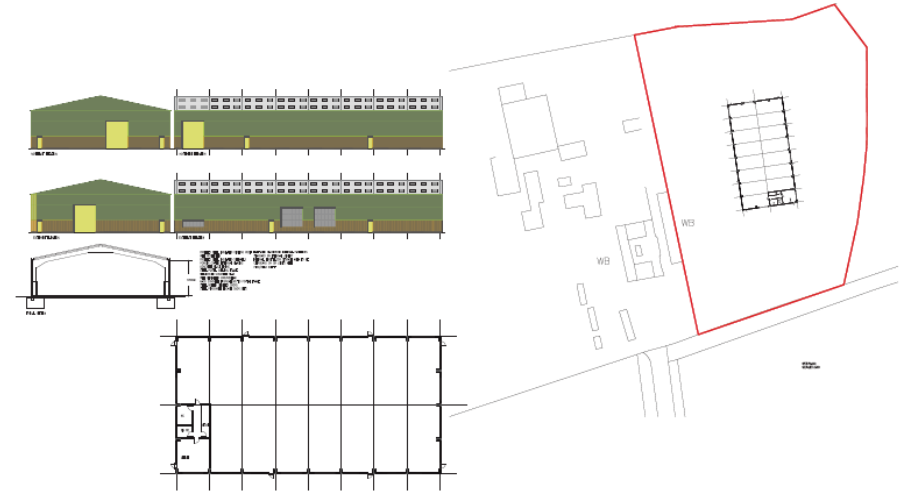
The site has planning permission (ref: 16/01155/CM & 08/01431/CM)

<https://myeplanning.oxfordshire.gov.uk/Planning/Display/MW.0042/20/> &  
<https://myeplanning.oxfordshire.gov.uk/Planning/Display/MW.0076/16/>

for a 12,900 sq ft unit with 22' to eaves and separate office & W/C's with plans of the building here:

<https://myeplanning.oxfordshire.gov.uk/Planning/Display/MW.0042/20/#undefined>.

The planning documents are also available from White Commercial.



## Service Charge & Building Insurance

A fixed and reasonable service charge contribution will be agreed for the maintenance of the access road landscaping etc., depending on use/user.

## 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](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. January 2024.