

Unit 8 Somerville Court

Banbury Business Park, Trinity Way, Banbury, Oxfordshire, OX17 3SN

For Sale – 3,002 sq ft – Modern Office Suites



Sq Ft	Sq M	Current Use	Virtual Freehold	Term	Service Charge	Building Insurance	Rateable Values	EPC
3,002	278.90	E Class	£425,000	999 years from 07/07/1997	Whole - £3,207.48	Whole - £1,301.35	Ground Floor - £22,500 First Floor Front - £13,000 First Floor Rear - £8,000	D - 77

Location

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham) and is a rapidly expanding town with a population of 54,335 (census 2021) and a District population of approximately 160,000.

The property is located on the popular Banbury Business Park, located just three miles south of Banbury and on the edge of the attractive village of Adderbury, providing excellent access to both Junction 10 (7 miles) and Junction 11 (6.5 miles) of the London to Birmingham M40 Motorway.

Description

The two-storey end of terrace office building was built in the early 1990's and in 2023 the property was refurbished to provide 3 individual office suites, together with kitchen facilities serving both ground and first floors.

The ground floor and first floor rear suites are currently both vacant, with the first floor front suite currently leased to Fat Panda First Aid Training Limited on a 3 year lease at a rent of £9,850 per annum exclusive, expiring in March 2026.

The whole building has 15 allocated car parking spaces, with current tenant 'Fat Panda' occupying 4 of these spaces (granted on a ratio of 1:200 sq ft).

Service Charge

There is a service charge payable in connection with the wider estate, the costs of which are stated within the above table. Full details and a copy of the budget and current building apportionment is available upon request.

Accommodation (Measured in accordance with International Property Measurement Standards (IPMS 3 Office))

Floor	Unit	Sq Ft	Sq M
Ground	Ground Floor Suite	1,570	145.85
First	Front Suite	882	81.95
	Rear Suite	550	51.10
Total		3,002	278.90

Terms & VAT

The property is available on a virtual freehold basis (the long-leasehold interest having 972 years remaining at the time of writing) with offers invited in the region of £425,000.

We are advised VAT will be chargeable in addition to the purchase price.

Business Rates

The Rateable Values are also stated in the table above. This is not what you pay. Further information is available from White Commercial or via the local authority.

Services

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

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk



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. February 2024.