

# Unit 3 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN

## Modern Self-Contained Office Building – Long Leasehold Available For Sale



Sq Ft	Sq M	Car Parking Spaces	For Sale	Term	Service Charge Per Annum	2023 Rateable Value	EPC
1,563	145.21	8	£210,000	999 years (less three days) from 07/07/1997	£1,677.16	£20,500	D - 97

### Location

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

Banbury is the principle commercial and administrative centre of north Oxfordshire, located at Junction 11 of the M40 and is a rapidly expanding town with a population of 54,335 (2021 census) and a district population of approximately 160,000.

### Description

The premises comprise a modern ground and first floor office building, situated within a landscaped business park location. The property is self-contained and has been recently refurbished, benefitting from air conditioning, separate male and female WCs, as well as kitchen to ground floor.

There are 8 allocated car parking spaces within the shared car park.

The offices are currently vacant and also available for lease. A brochure detailing leasehold terms is available upon request.

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

Floor	Use	Sq M	Sq Ft
Ground	Offices	71.07	765
First		74.14	798
<b>Total</b>		<b>145.21</b>	<b>1,563</b>

### Terms and VAT

Offers are invited in the region of £210,000 for the long leasehold interest, subject to contract. Full vacant possession will be provided. VAT will be payable in addition.

A copy of the head lease, as well as additional photos are available upon request.

### Service Charge

A service charge is payable in respect of the repair, maintenance and landscaping of the communal areas of the estate, costs of which are detailed above.

Further details of these services and a copy of the latest budget are available upon request from White Commercial.

### Services

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

### Business Rates

The Rateable Value from 1<sup>st</sup> April 2023 for the building is £20,500. This is not what you pay. Further information in this regard is available upon request via White Commercial, or through the local charging authority.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



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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. March 2024.