

Modern Industrial / Warehouse Unit
IHL House, Thorpe Close, Banbury, Oxon, OX16 4SW
To Let - 19,996 Sq Ft - £177,000 pax



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rates Payable	EPC
19,996	1,885	B1/B8	£177,000	£0.25p per sq ft	Approx. £3,015	Circa £40,336	B - 44

Location

Banbury is situated at Junction 11 of the London to Birmingham M40, with a population approaching 54,000 and a catchment of approximately 160,000.

The property is situated at Thorpe Close, within the well-established Thorpe Way Industrial Estate to the east of the town and positioned just ½ a mile from J11 of the M40. Banbury town centre is located just 1 mile to the west.

Description

The main building comprises two steel-framed bays with part-brick elevations and profile vertical steel cladding above, together with a lined and insulated roof with two pitches and central valley. Internally the premises comprise concrete floors with painted blockwork walls, with similarly lined and insulated cladding above. A newer 'link building' is also provided, with a height to eaves of circa 7m and 5.49m to the main building. Loading and unloading to the units are accessed directly via Thorpe Close by electrically operated roller shutter doors. Parking is provided along the front elevations of the buildings.

The attached office pod benefits from brick external elevations under a flat roof at a slight pitch, with corrugated roof coverings. Internally the offices are arranged over two floors and are mainly open plan, with some individual offices. Separate male and female WC facilities are at ground floor level for both factory and office accommodation.

The unit has recently undergone a significant refurbishment by the landlords.

EPC

The EPC for the property is rated B – 44.

Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	13,639	1,267
	Offices	1,208	112
First	Offices	1,589	147
Ground	Link/Storage	3,560	331
Total		19,996	1,885

(Measured in accordance with the current RICS Code of Measuring Practice)

Terms & VAT

The property is available on a new fully repairing and insuring lease at £177,000 per annum exclusive, and is subject to contract. VAT will be payable in addition.

Services

We understand that all mains' services are connected to the premises, including gas, water, electricity and a three-phase power supply. Please note, none of these services have been tested by the agents.

Business Rates

We are advised that a proportionate amount in connection with the business rates for the premises will be payable, equating to £40,336 per annum. For further details in this regard, please do contact White Commercial.

Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via White Commercial.

Please contact Chris White or Harvey White.

Email: chris@whitecommercial.co.uk or harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



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. May 2024.