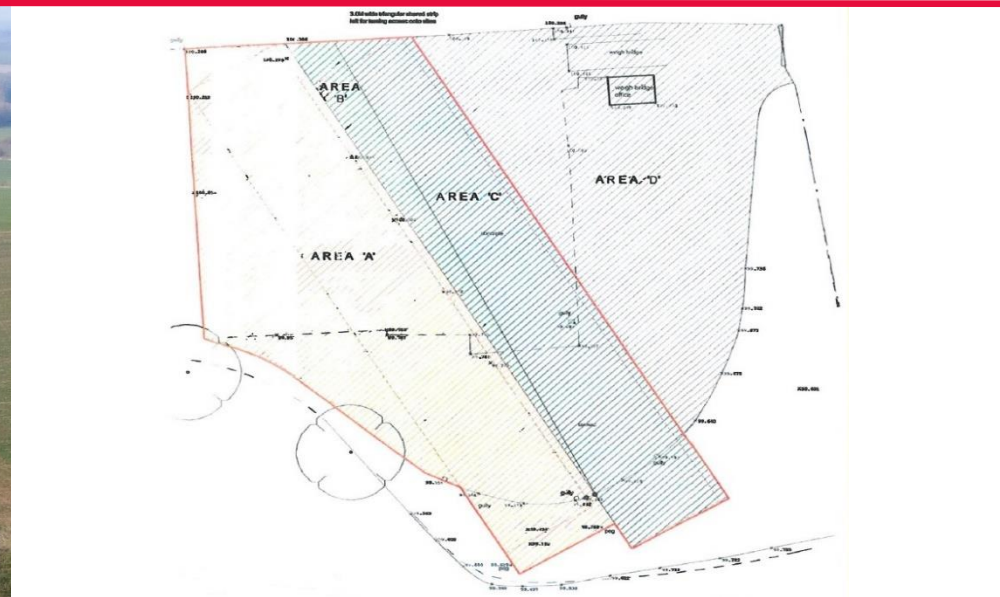


Cherwell Valley Business Park, Banbury, Oxfordshire, OX17 3AA

To Let - External Storage Yard of 0.767 of an Acre plus 912 sq ft Shared Offices



Site Acreage	Office Sq Ft	Current Use	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	Rateable Value	EPC
0.767	912	Storage	£59,000	Yard Area - £0.30p per sq ft Offices - £0.60p per sq ft	£940.00	To be assessed	Office - E122

Location

Cherwell Valley Business Park is conveniently located just south of Banbury, some 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate, with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport and Uniform Express.

Description

The site, formerly used for lorry storage and parking, equates to circa 0.767 of an acre and is located to the front of the estate. Office accommodation is provided opposite, which is to be taken in combination. The offices form part of a shared building, providing shared kitchen and WC facilities. Heating and cooling is provided by wall mounted air conditioning units.

Plans and additional photography is available upon request.

Services

The property benefits from connection to mains water and electricity. None of these services have been tested by the agents.

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

Floor	Use	Sq Ft	Sq M
Ground	Yard	33,439	3,106.56
	Office	912	84.73

Terms & VAT

The yard area and offices are available on a new lease, with the offices being internal repairing and insuring, at £59,000 per annum, exclusive of other outgoings, subject to contract.

VAT will be chargeable in addition to the rent and service charge.

Service Charge and Building Insurance

There are service charge contributions payable in connection with the upkeep and maintenance of the wider estate, the costs of which are stated in the table above.

Building insurance will be provided and recovered pro-rata by the landlords. The lessee will be responsible for their own content's insurance.

Business Rates

The Rateable Value for the site and offices will need to be assessed. Further information available via the local charging authority.

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. May 2024.