

Unit 1 Canada Close, Banbury, Oxfordshire, OX16 2RT

Available For Lease – 4,795 sq ft – Modern Hybrid Industrial / Office



Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	2023 Rateable Value	EPC
4,795	445.52	£45,000	£3,444.86	£2,010.92	£46,250	E - 108

Location

Banbury is situated at Junction 11 of the M40 London to Birmingham Motorway in North Oxfordshire. The town has a population approaching 55,000 (2021 census) and a catchment of 160,000 and is subject to substantial commercial and residential expansion at the current time.

Unit 1 is situated on the Canadian Business Park, a prominent trade counter location, off the A361 Southam Road and Marley Way, located just ¾ mile from Junction 11 of the M40. There is direct access from the car park onto the canal towpath, affording a short walk to the Castle Quay Shopping Centre. Surrounding occupiers include Halfords, B&Q, Waitrose, Tool Station and Royce Lingerie.

Description

The building has been recently refurbished and fitted out to provide modern accommodation. Further details and photographs are available from the agents.

The premises comprise an end-terrace two-storey industrial/office premises, incorporating steel portal frame construction under a pitched and clad roof, with an internal height of 3.4m (2.7m to suspended tile ceiling), painted concrete floors, with carpeting to first floor, an electrically operated insulated 'up and over' level loading door (2.7m W x H), together with 11 allocated parking spaces (with a share of 13 further visitor spaces) and loading/unloading area.

There are separate male and female WC facilities, together with kitchens situated to both ground and first floors.

Services

We understand that the property is connected to mains water, drainage and electricity. These services have not been tested by the agents.

Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rent of £45,000 per annum, exclusive of other outgoings and subject to contract.

We are advised that VAT will be payable in addition.

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

Floor	Use	Sq M	Sq Ft
Ground	Industrial / Workshop	223.56	2,406
First	Office	221.96	2,389
Total		445.52	4,795

Business Rates

The Rateable Value for Unit 1 is £46,250. This is not what you pay. Further information is available via the agents or from the local charging authority.

Service Charge and Building Insurance

The building insurance for the 2024/25 period is £2,010.92.

A service charge of £3,444.86 is payable in respect of the maintenance and cleaning of the communal areas of the estate. Full details and a copy of the budget are available upon request.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and 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. June 2024.