

Suite 4 Charter House, 25 High Street, Banbury, OX16 5EG

First Floor Office Suite with 4 Car Parking Spaces

Available For Lease – 1,441 sq ft



Sq Ft	Sq M	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	Business Rates	EPC
1,441	133.87	£15,000	£6,585.00	£530.00	£12,250	D - 81

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is a rapidly expanding town with a population of 54,335 (2021 census) and a catchment of approximately 160,000.

The premises are situated within Banbury Town Centre, adjacent to the pedestrianized area of High Street, with surrounding occupiers such as Bairstow Eaves Estate Agents, Tesco Express and Chocoberry Café.

Description

The office suite is situated within Charter House to the first floor and is accessible from both the High Street and via the rear car park. The offices are mainly open plan with some glazed partitioning and benefits from a separate meeting room.

4 car parking spaces are allocated to the suite within the rear private car park.

There are kitchen facilities, as well as separate male and female WC's to both ground and first floors. A video intercom system secures the High Street entrance and there are separate secure post boxes within the communal corridor.

Accommodation (Measured in accordance with IPMS3)

Floor	Use	Sq Ft	Sq M
First	Offices	1,441	133.87
Total		1,441	133.87

Terms & VAT

The premises is available leasehold at a rent of £15,000 per annum, exclusive of other outgoings and is subject to contract.

VAT will be payable in addition.

Service Charge

A service charge is payable in respect of the maintenance, cleaning, water and electricity in the common areas, as well as for external building maintenance.

Services

We understand all mains services are connected to the premises, excluding gas. Heating and cooling to the premises are provided by ceiling-hung air conditioning cassettes, within the suspended ceiling grid.

None of these services have however been tested by the agents.

Business Rates

The Rateable Value is £12,250. This is not what you pay. It may be possible to claim small business rates relief, subject to eligibility. Further details are available from either White Commercial or the Local Charging Authority.

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. September 2024.