

# Unit 1 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN

Modern Self-Contained Offices with 15 Car Parking Spaces  
2,533 sq ft – Available For Lease or For Sale





Sq Ft	Sq M	Offers Invited For Sale	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	Business Rates	EPC
2,533	235.30	£367,000	£33,000	£3,400.16	£715.19 (24/25)	£35,750	B - 33

### Location

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

The property is situated within the popular Banbury Business Park, positioned just three miles south of Banbury on the edge of the attractive village of Adderbury, benefitting from excellent access to both Junctions 10 (7 miles) and Junction 11 (6.5 miles) of the M40 Motorway.

### Description

The modern end of terrace two-storey office building is self-contained, benefitting from an open plan kitchen and large boardroom to ground floor, together with separate offices and server room, with the first floor being mainly open plan, with two private quality partitioned offices.

The property also benefits comfort cooling and heating via ceiling-hung air conditioning cassettes housed within the suspended tile grid system. 2x WC's with disabled provision to ground floor are provided within the stairwell core.

The unit has a superb parking allocation of 1:169 sq ft (15 car parking spaces total).

### Accommodation (Measured in accordance with IPMS3)

Floor	Use	Sq Ft	Sq M
Ground	Offices	1,209	112.30
First	Offices	1,324	123.00
<b>Total</b>		<b>2,533</b>	<b>235.30</b>

### Terms & VAT

Unit 1 is available leasehold on a new fully repairing and insuring lease at a rental of £33,000pax, exclusive of other outgoings, on terms to be agreed and is subject to contract.

Offers are also invited for the purchase of the virtual freehold in the region of £367,000 (the long-leasehold interest has 927 years left remaining at the time of writing – a copy of the head lease/title is available upon request).

VAT will be payable in addition at the standard rate.

### Service Charge

A service charge in respect of the repairs, maintenance and cleaning of the common/shared areas of the estate is payable. See table above for current charge.

### Services

We understand that all main services are provided to the property, but excluding gas. None of the above services have been tested by the agents.

### Business Rates

The Rateable Value is £35,750. This is not what you pay. 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](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



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](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. October 2024.