

# Unit 8, Cherwell Valley Business Park

Banbury, Oxfordshire, OX17 3AA

TO LET – 6,966 sq ft – Industrial Workshop Unit with External Storage Yard



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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Est. Service Charge PA	Building Insurance PA	Business Rates Payable PA	EPC
6,966	647.17	B1/B2/B8	£62,700	£3,790.00	TBC	8A - £7,984.00 8B - £2,571.72	8a: E-125 8b: D-79

### Location

Cherwell Valley Business Park is located just south of Banbury; 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 t/a Evolution Services Europe Limited and Uniform Express. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

### Description

Unit 8 is an industrial/workshop unit, with 4x full height roller shutter access doors to the front elevation. The property has concrete floors, internal block walls to approximately 2 metres, with composite panelling to eaves, under a pitched profile sheet roof with rooflights. A full height blockwork dividing wall currently separates Bays 1-2 from Bays 3-4.

The unit features the following:

- 4x roller shutter doors to the front elevation
- Large hardstanding concrete apron storage/parking area to front elevation
- 3-phase electricity
- 6.9m clear height and 6.25 m to haunch
- Mezzanine offices and welfare facilities

### Services

The property benefits from connection to mains water and 3-phase 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	Bays 1-2	2,428	225.58
	Welfare/Toolshop	1,159	107.64
	Bays 3-4	2,232	207.41
First	Offices	1,147	106.54
<b>Total</b>		<b>6,966</b>	<b>647.17</b>

### Terms & VAT

The property is available on a new fully repairing and insuring lease at £62,700 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 is a service charge payable in connection with the wider estate. Full details are available upon request.

Building insurance will be recovered via the landlord. Cost to be confirmed.

### Business Rates

The Rateable Value is due to be assessed. Further information will be available via the local charging authority.

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

Or contact the Joint Agents Clive Thompson & Tim Humphrey

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### 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. January 2025.