

**Unit 11-12 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN**  
**4,355 sq ft Modern Self-Contained Offices Available For Sale (or May Lease)**

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Unit	Sq Ft	Sq M	For Sale	Leasehold	Service Charge PA	Building Insurance PA	1 <sup>st</sup> April 2026 Rateable Value PA	EPC
11-12	4,355	404.50	£500,000	£52,000 per annum	Whole - £5,673.84	Whole- £817.36	£67,000	C - 59
11	1,315	122.17	£155,000	£15,500 per annum			Will require reassessment	
12	3,040	282.43	£350,000	£36,500 per annum				

### 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 256,000.

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

### Description

Units 11 and 12 comprise 2x modern two-storey office buildings that have been merged at lobby and stairwell core to form a self-contained end of terrace unit.

The building is arranged over ground and first floors, providing good quality open plan accommodation, with kitchenettes to both ground to first floor within U12 and 4x WC's total, with disabled provision to ground floor. The property enjoys comfort cooling and heating via ceiling hung cassettes that are within the suspended-tile ceiling grid. LED panel lighting is installed throughout.

Unit 11-12 has a superb parking allocation of 1:161 sq ft (27 car parking spaces).

### Services

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

### Terms & VAT

Offers are being invited for the purchase of the long leasehold interest in the region of £500,000 (999 years less three days from 07/07/97, therefore at the time of writing circa 970 years remaining – a copy of the head lease/title is available upon request).

The landlord will consider leasehold interest on fully repairing terms. The figures in the table above are exclusive of other outgoings and subject to contract.

Units 11 and 12 could also be provided individually, either leasehold or for purchase. Further details are available as per table above/upon further request.

We understand that VAT will be payable in addition at the standard rate.

### Accommodation (Measured in accordance with International Property Measurement Standards)

Floor	Use	Sq Ft	Sq M
Ground	E Class/Offices	1,839	170.88
First		2,516	233.70
<b>Total</b>		<b>4,355</b>	<b>404.50</b>

### Service Charge

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

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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Chris White

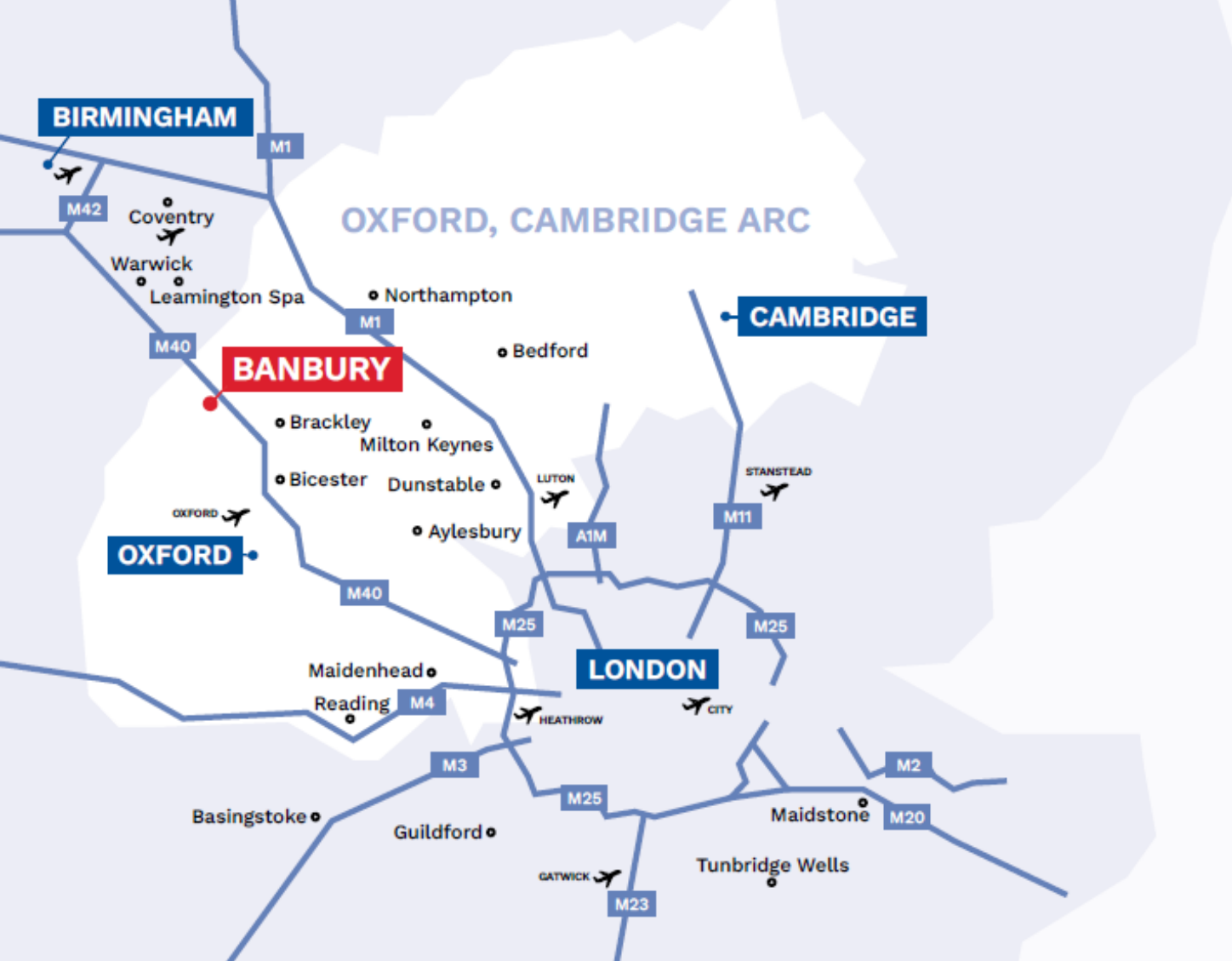


Harvey White

### FURTHER INFORMATION

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## BANBURY

### Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

## LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.