



GREATWORTH PARK [BANBURY]

GREATWORTH | OX17 2HB



[FOR SALE / MAY LET]

4,346 - 11,315 SQ FT
TWO BRAND NEW HIGH QUALITY
E (g) (iii) LIGHT INDUSTRIAL UNITS



The site benefits from excellent road connectivity, being 10 minutes' drive from both Junction 11 of the M40 motorway to the west and the A43 dual carriageway to the east which provides a direct link to junction 15a of the M1 and wider motorway network. Silverstone Race Circuit is approximately 8 miles from the site. The area is also benefiting from major infrastructure investment, including the HS2 Greatworth Tunnel, incorporating landscaped green tunnels to minimise environmental impact and reinforcing the location's long-term strategic importance.



- J11 M40 (6 MILES)
- J10 M40 (13 MILES)
- BIRMINGHAM (60 MILES)

STRATEGICALLY LOCATED AT THE HEART OF THE MOTORSPORT VALLEY






HIGHLY SUSTAINABLE STEEL-FRAMED UNITS WITHIN A SECURE LANDSCAPED BUSINESS PARK ENVIRONMENT

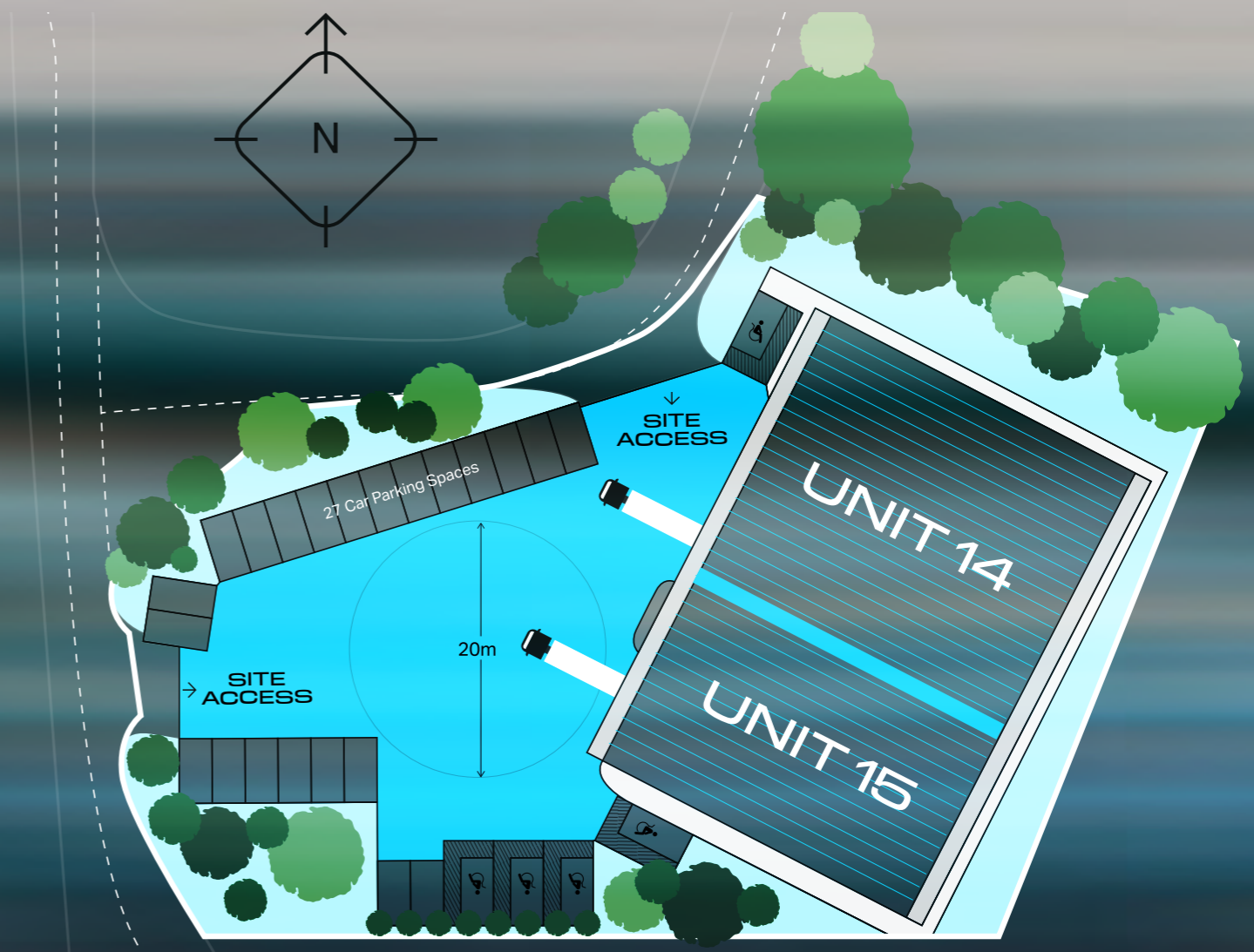
The development comprises two high-quality units of steel portal frame construction with CA 'Twin-therm' system roof and wall cladding. Feature curtain wall glazing with glazed canopies provided to entrance lobbies. Cores with disabled WC and shower and additional drainage pop-up to provide flexibility for future occupier fit-out. Ability to combine units through dividing wall.

-  7m Clear Eaves Height
-  27 Car Parking Spaces
-  FTTP fibre broadband
-  9.5m Apex Height
-  Strategic Access to the M40 & A43 /M1
-  67 kVA (unit 14) & 47 kVA (unit 15) 3-phase power
-  5mx4m Loading Doors
-  Ground Floor Core Area
-  Particularly Suitable for Automotive / Motorsport industry

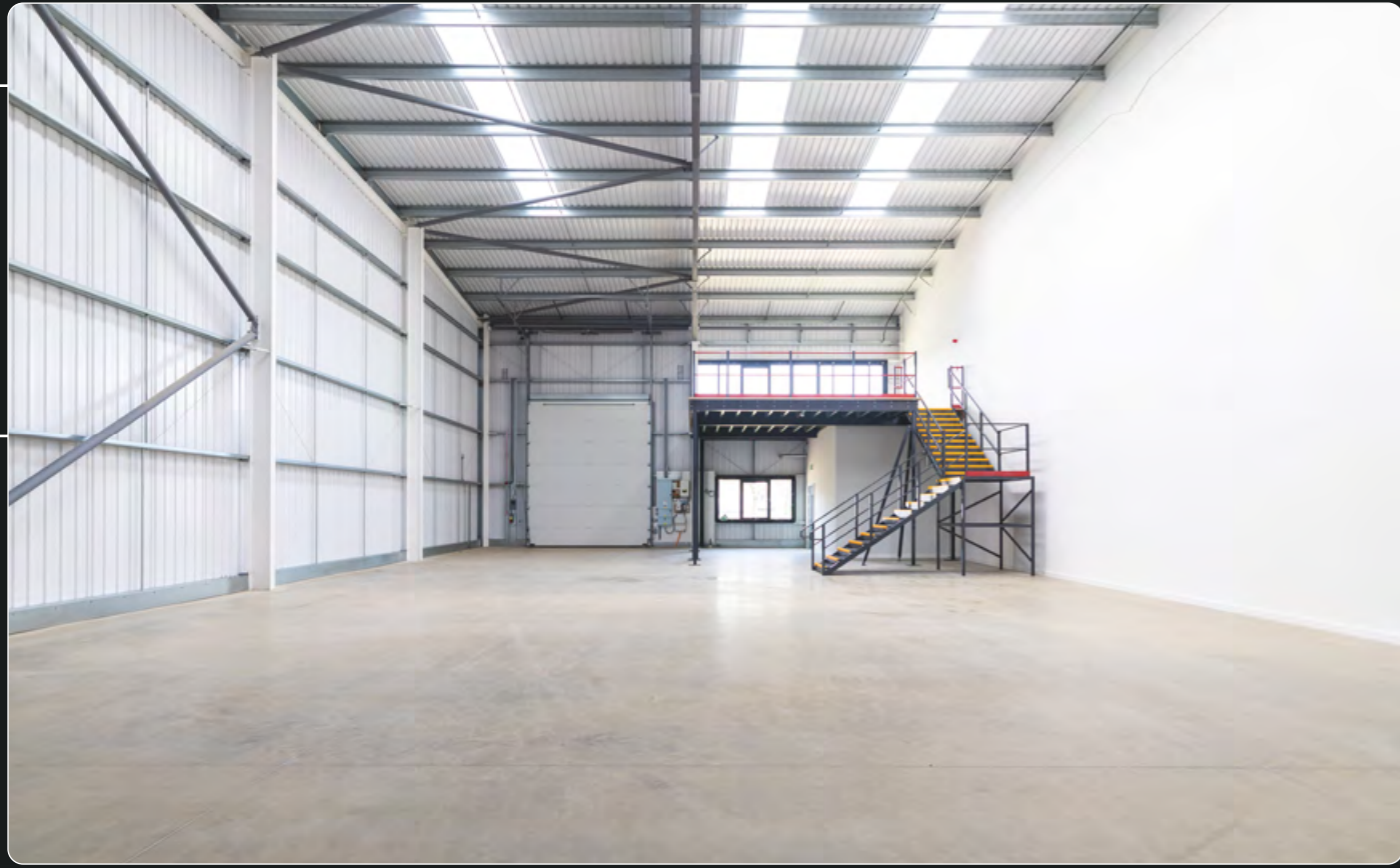
Sustainability has been central to the design of the development, with a range of high-quality ESG features incorporated to enhance energy efficiency, occupier wellbeing and long-term operational performance.

-  PV on roof: 11.2 kWp (unit 14) & 7.2 kWp (unit 15) with ability to extend to 100% PV coverage
-  EPC Rating 'A'
-  4 x 7.4 kW EV Charging Points
-  Cycle Storage Facilities
-  Landscaping Provision

11,315 SQ FT COMBINED



| UNIT 14 | SQ M | SQ FT | UNIT 15 | SQ M | SQ FT |
|--------------|---------------|--------------|--------------|---------------|--------------|
| Ground Floor | 545.97 | 5,877 | Ground Floor | 363.81 | 3,916 |
| Mezzanine | 95.62 | 1,092 | Mezzanine | 39.93 | 430 |
| Total | 641.59 | 6,969 | Total | 403.74 | 4,346 |





UNITS 14 AND 15 GREATWORTH PARK [BANBURY]

SERVICES All mains services are connected except Gas.

BUSINESS RATES All occupiers will be responsible for their own Business Rates payment.

EPC Category A.

SERVICE CHARGE A Service Charge is levied for the maintenance of the common areas of the Estate

PRICE / RENT / TENURE Virtual freehold (999 years). Price/Rent upon application.

VAT VAT is chargeable on rent and service charge.

LEGAL COSTS Each party will be responsible for their own legal costs incurred.

Viewing and further information strictly by prior appointment with the sole agent:

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BROWN & CO

**WESTHALL
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