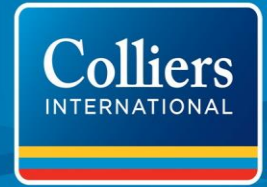


Preliminary brochure



# MODERN SELF CONTAINED OFFICES TO LET / FOR SALE



## 8 Somerville Court Banbury Business Park Adderbury OX17 3SN

- Located on Banbury Business Park
- Excellent access to both junctions 10 and 11 of the M40.
- 15 car parking spaces
- Self-contained ground and first floor corner office suite

3,406 sq ft

### CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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# 8 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN

## LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham).

The property is located on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40.

## DESCRIPTION

The premises comprise a self-contained ground and first floor corner office suite which benefits from air conditioning and separate male and female WCs. The property also benefits a separate kitchen area.

## PARKING

The unit benefits from 15 car parking spaces.

## FLOOR AREAS

The property has the following approximate floor areas:

Accommodation	Size (sq ft)	Size (sq m)
Ground floor	1,662	151.41
First floor	1,744	162.02
<b>TOTAL</b>	<b>3,406</b>	<b>316.43</b>

## SERVICES

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

## EPC

The EPC rating for Unit 8 is D – 79

## LEASE TERMS

The property is available either on a new 5 or 10 year lease on a fully repairing and insuring basis

## RENT/PRICE

To let - £41,000 per annum exclusive of VAT and other outgoings and subject to contract.

Virtual Freehold - £510,000 - This is held on a 999 year lease from 7th July 1997 at a peppercorn rent.

## SERVICE CHARGE

A service charge of £5,450 per annum is payable in respect of the repairs, maintenance and cleaning of the shared areas.

## BUILDING INSURANCE

The insurance premium for the premise is approximately £970.00 per annum.

## BUSINESS RATES

To be reassessed

## VAT

VAT is payable in addition to all figures quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

By prior appointment with Colliers International or the joint agents:

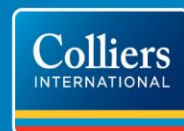
Contact: Douglas Bonham      Tel: 0121 265 7616  
Email: [douglas.bonham@colliers.com](mailto:douglas.bonham@colliers.com)

Contact: Chris White      Tel: 01295 271000  
Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

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