

INDUSTRIAL | WAREHOUSE UNIT

TO LET (may sell) **199,724 sq ft**

FULLY REFURBISHED

Available for immediate occupation



BANBURY 200
SOUTHAM ROAD | OX16 2FW



 Self-contained and secure site  50m deep yard  17 docks & 3 level access doors  1.7 miles from Junction 11 M40

BANBURY 200 is located 1.7 miles from Junction 11 M40 approached from the Southam Road (A361) on the north side of Banbury Town Centre in an established commercial location with good public transport links within close proximity. Banbury is considered to be a strategic M40 corridor location serving the Midlands, London and the Home Counties.

< BIRMINGHAM
M42 | M6

OXFORD/ LONDON >
M25 | M4 | M3

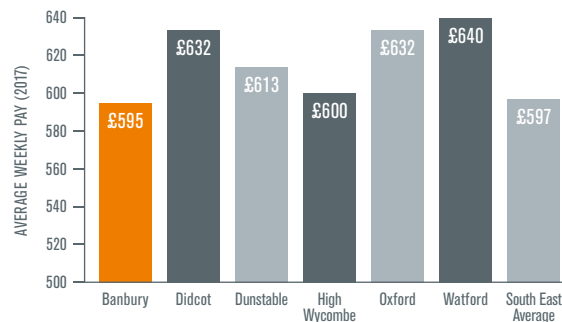


B 200

AFFORDABLE LABOUR SUPPLY

The average weekly pay for a full time worker in Banbury is less than other comparable South East locations.

This equates to an average saving of £2,340 per employee, per annum in comparison with Watford and would therefore show an annual saving of £234,000 per 100 employees.



11% of the Cherwell employees are in the manufacturing sector as opposed to the UK average of 6.2%.

MAJOR LOCAL OCCUPIERS:



Substantially refurbished unit with significant yard area and parking.



3 level access doors



17 dock level doors with canopy





SPECIFICATION

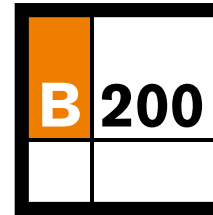
The building has been substantially refurbished to provide the following specification:

- 17 docks & 3 level access doors
- Eaves height 5.8m up to 9.6m
- 29,484 estimated pallet positions - Narrow Isle
- 21,000 estimated pallet positions - Standard Isle
- Canopy
- Offices (Ground & First Floor)
- 3 phase power (500 kva with ability to upgrade) and mains gas
- 50m deep yard
- 32 HGV parking spaces
- 186 car parking spaces
- EPC rating of C55
- The extensive refurbishment works provide a 12 year guarantee in respect of the roof

TENURE

A new Full Repairing and Insuring lease will be available (A freehold purchase might be considered). Further information from the agents.

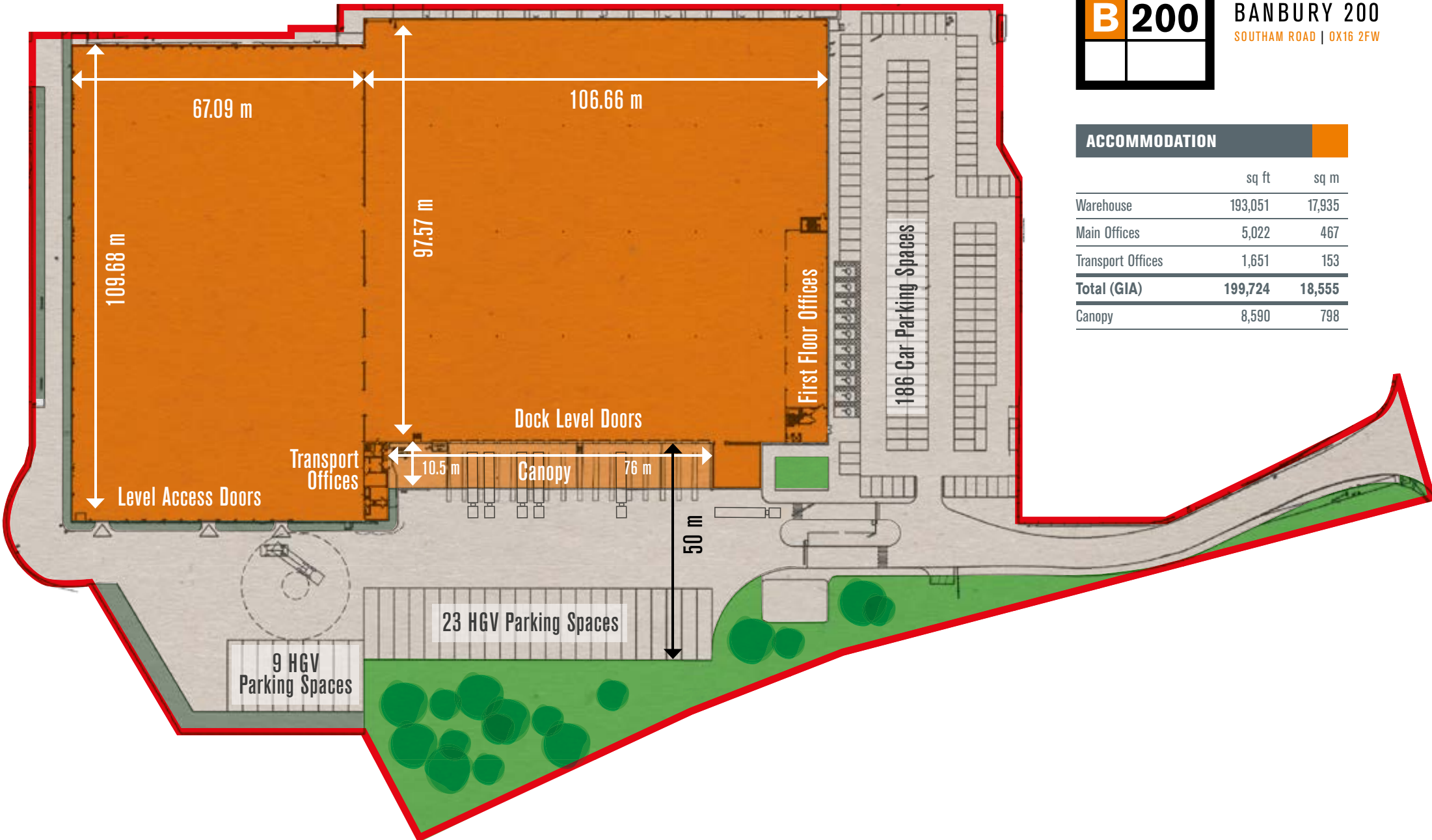




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ACCOMMODATION

	sq ft	sq m
Warehouse	193,051	17,935
Main Offices	5,022	467
Transport Offices	1,651	153
Total (GIA)	199,724	18,555
Canopy	8,590	798





ONLY 1.7 miles from Junction 11 M40 **SAT NAV OX16 2FW**

ROAD & RAIL LINKS

M40 Junction 11	1.7 miles
Banbury Railway Station	1.2 miles
Daventry International Freight Terminal	25 miles
M1 Junction 15a	25 miles
Oxford	29 miles
M42 Junction 3a	31 miles
Central Birmingham	51 miles
M25 Junction 16	58 miles
Central London	80 miles

AIRPORTS

Birmingham	40 miles
London Luton	55 miles
London Heathrow	65 miles

SEA PORTS

Southampton	94 miles
London Gateway	109 miles

Source: Google Maps / RAC



A JOINT DEVELOPMENT BY:

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Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT.

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