

# Modern Self Contained Offices

5 Somerville Court  
Banbury Business Park, Adderbury, OX17 3SN



**2,620 sq ft**  
**To Let**  
**£32,188 Per Annum Exclusive**

**WHITE COMMERCIAL SURVEYORS LTD**

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



| Unit | Sq Ft | Floors         | To Let  | Service Charge Per Annum | Building Insurance Per Annum | Rates Based on Rateable Value of | EPC Rating |
|------|-------|----------------|---------|--------------------------|------------------------------|----------------------------------|------------|
| 5    | 2,620 | Ground & First | £32,188 | £3,922                   | £785                         | £30,750                          | D - 99     |

## 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 an end of terrace self-contained ground and first floor office building which benefits from air conditioning and separate male and female WCs and kitchen facilities. The unit benefits from 14 car parking spaces.

## ACCOMMODATION

Net internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

| Unit  | Floor  | Sq M   | Sq Ft |
|-------|--------|--------|-------|
| 5     | Ground | 120.91 | 1,295 |
|       | First  | 123.10 | 1,325 |
| TOTAL |        | 244.01 | 2,620 |

## 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 3 is D – 99.

## TERMS

The premises are available either on a new 5 or 10 year lease or on a sub-lease which expires in 2020 at a rental of £32,188 per annum exclusive.

## SERVICE CHARGE

A service charge in respect of the repairs, maintenance and cleaning of the shared areas is payable. The charge for Unit 5 is £3,922.00 per annum.

## INSURANCE PREMIUM

The current years' building insurance premium for the unit is £785.00 per annum.

## RATES

The 2017 rateable value for Unit 5 is £30,750. This figure is not what you pay; please contact White Commercial for further information.

## VAT

VAT is payable in addition to all figures quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

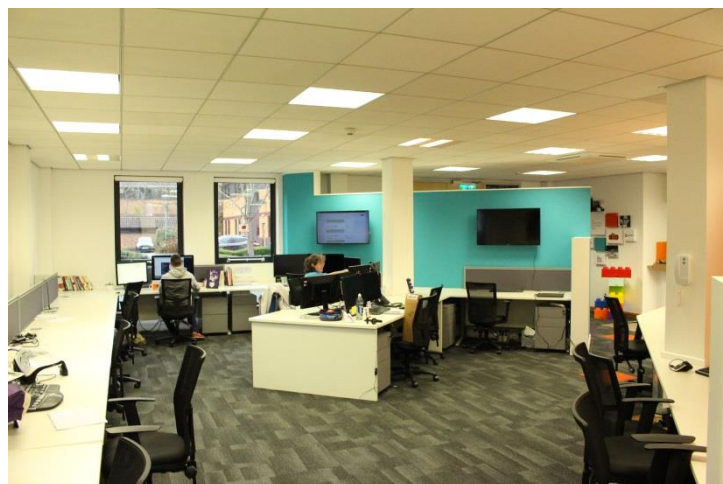
## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

Contact Chris White.

Tel: 01295 271000

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)



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*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. December 2017.*



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