

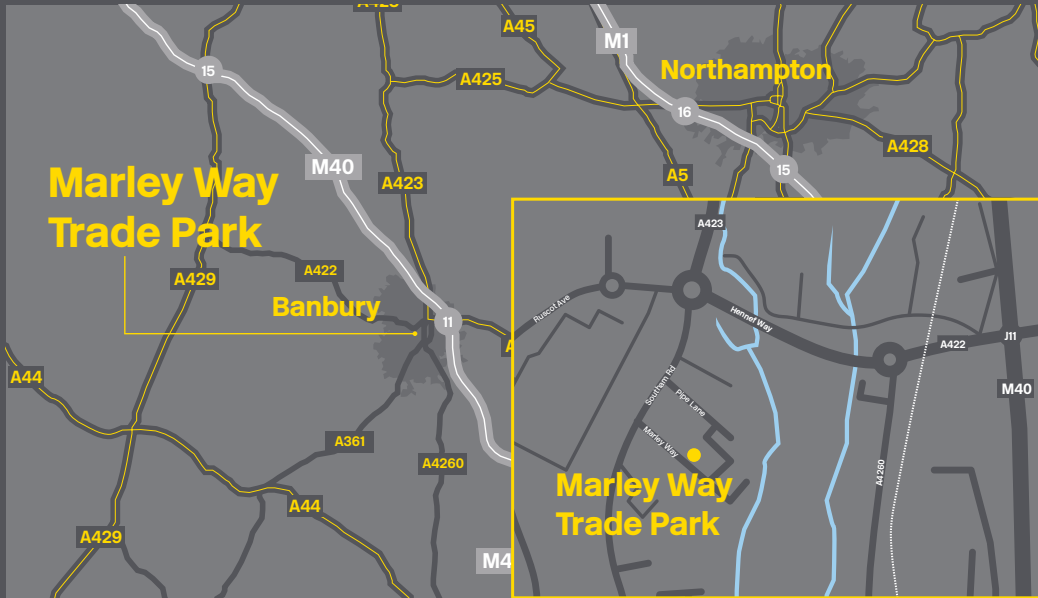
Marley Way Trade Park.

Banbury, Oxfordshire, OX16 2RL

3,000 sq ft (278.70 sq m) Available To Let



- Prominent trade counter scheme
- 6.9m eaves
- Established trade location
- Good loading and parking
- Neighbouring occupiers include Toolstation, Homebase, B&Q, Halfords, Tile Giant, Graham Plumbers Merchant, Rexel, GSF Car Parts, Midland Trade Frames and Banbury Heating



Accommodation

Unit	Warehouse (sq ft)
G1	Under Offer
G2	Available 3,000 sq ft
G3	Midland Trade Frames
G4	Rexel
G5	Toolstation
G6	Banbury Heating



Location

Marley Way is an easily accessible location, off the A361 Southam Road (14,000 vehicle movements per day), which is accessed from Hennef Way (A422) providing access to the motorway network at Junction 11 of M40.

The properties are situated just North of Banbury Town centre and is one of the main trade destinations in Banbury, with other nearby occupiers including Tile Giant, B&Q, Homebase, Toolstation, Graham Plumbers Merchants, Halfords and a new Waitrose supermarket has recently opened on Southam Way.

Banbury is earmarked for the construction of 7,000 new homes by 2031, significantly boosting the population of the town.

Description

Comprises a terrace of trade units with a generous eaves height of approximately 6.9 metres. The units provide glazed frontages, open plan trading areas, level entry doors, good natural light and improved signage to the estate.

SERVICE CHARGE

An annual service charge currently at £0.48 psf.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rateable Value

To be reassessed

EPC Rating

G2 to be assessed

Terms

Leasehold – rent on application

Further Information & Viewing

Strictly by appointment through the joint agents:



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