

PRELIMINARY ANNOUNCEMENT



TO LET

NEW BUILD ROADSIDE AND TRADE COUNTER DEVELOPMENT

RUSCOTE AVENUE, BANBURY, OX16 2QU



SUMMARY

- New build roadside and trade counter development
- Prominent frontage to Ruscote Avenue
- Located close to Aldi, McDonald's and Banbury Cross Retail Park
- 6m minimum eaves height with ground level loading doors
- Double height glazed frontages

ACCOMMODATION

Unit	Sq M	Sq Ft	Car Parking
1	345	3,714	11
2	616	6,630	8
3	478	5,145	8
4	465	5,000	8
5	743	7,997	16
6	454	4,887	11
7 – Under Offer	210	2,260	30
8	589	6,340	12
9	460	4,950	6
10	684	7,362	12
11	538	5,790	8
12	507	5,457	11
TOTAL	6,089	65,530	146

*The floor areas are provided are the estimated areas based on Gross External Measurements taken from architects drawings.

LOCATION

The development occupies a prominent position fronting Ruscote Avenue to the north of Banbury town centre. The development is opposite Aldi and McDonald's and close to the Banbury Cross Retail Park and Tesco Extra.

DESCRIPTION

The development will comprise a roadside and trade counter development providing two terraces of trade counter units and two retail/drive thru units on the road frontage. Access is provided directly from Ruscote Avenue.

Benefits include:

- Prominent main road position
- Ability to combine units to suit a variety of size requirements
- Good onsite parking and loading facilities
- Established retail and trade counter location
- Built to shell specification with capped services

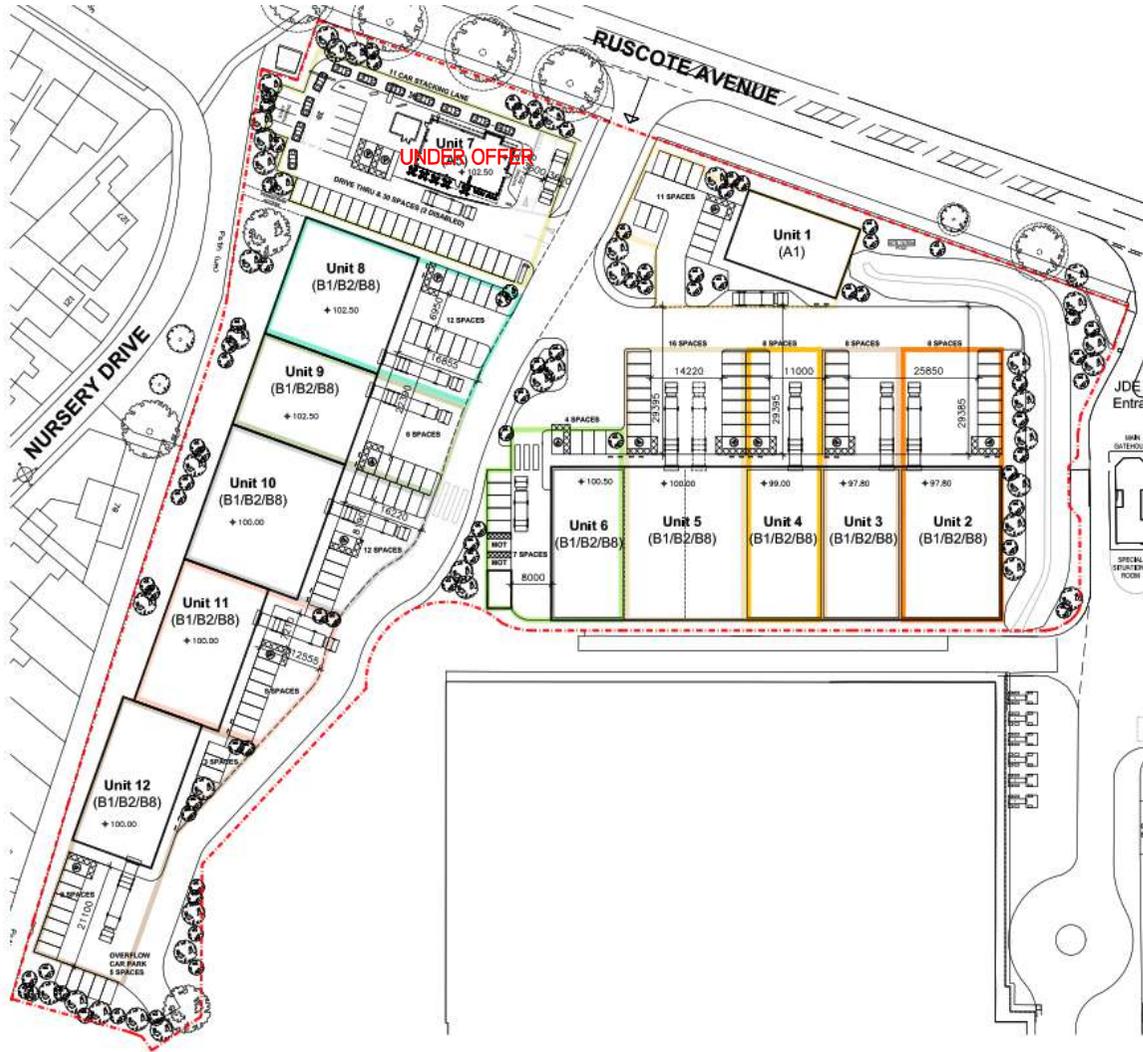
TENURE

The units will be available by way of new full repairing and insuring leases on a pre-let basis.

TIMING

Development expected to commence late 2019 with Practical Completion anticipated mid 2020.

SITE PLAN



PLANNING

A planning application is to be submitted for a mixed-use employment and roadside development comprising A1, A3, A5, B1(c), B2 and B8 use with ancillary trade counters / showroom.

Further information available on request.

RENT

Quoting rental available on request. All figures quoted are exclusive of value added tax.

ENERGY PERFORMANCE CERTIFICATE

Energy performance ratings will be assessed upon completion of the development.

RATING

Non-domestic business rates will be assessed upon practical completion of the development.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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