

Modern Self-Contained Offices

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



TO LET

840 – 2,631 sq ft

Rentals from £11,110 - £31,000 pax

For Sale - £395,000

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Floor	Rent	Car Parking Spaces	Whole For Sale	Service Charge Per Annum	Building Insurance PA	Rateable Value	EPC Rating
839	Ground	£11,110.00	5	£395,000	Approx. £1,914.40	£305.00	To be reassessed	D - 99
1,322	First	£17,600.00	9		Approx. £3,016.60	£480.00		
2,631	Combined	£31,000.00	14		Approx. £4,931	Approx. £785.00	£30,750	

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 modern, end of terrace ground and first floor office building which benefits from air conditioning, separate male and female WCs and kitchen facilities.

The unit can be taken on a floor-by-floor basis or as a whole.

The unit benefits from 14 car parking spaces, which are to be provided on a proportionate basis if the premises are taken on a floor-by-floor basis.

Please refer to the table above for pertinent details or please discuss options with the agents, as smaller serviced suites can be provided subject to availability.

ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards.

Unit	Floor	Sq M	Sq Ft
5	Ground	120.91	1,309
	First	123.10	1,322
TOTAL		244.43	2,631

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.

TERMS & RENT

The premises are available either on a new fully repairing and insuring lease or on an *effective* fully repairing and insuring basis if taken on a floor-by-floor basis. Rentals are as per the table above.

For further information please discuss with the joint agents.

Virtual Freehold

The landlord may consider selling the whole building, with offers invited as per the table above.

SERVICE CHARGE & INSURANCE PREMIUM

A service charge as per the table above is payable in respect of the repairs, maintenance and cleaning of the shared areas, including the car park.

The insurance premiums for the premises are stated as per the table above, figures are approximate.

RATES

The 2017 rateable value for the whole of Unit 5 is £30,750.

This figure is not what you pay. Please contact the joint agents for further information.

VAT

VAT is payable in addition to all figures quoted.

EPC

The EPC rating for Unit 5 is D – 99.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact the joint agents:-

Tel: 01295 271000

Email: Chris@whitecommercial.co.uk

or Harvey@whitecommercial.co.uk

or Tim.Humphrey@Brown-co.com

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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.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000.

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