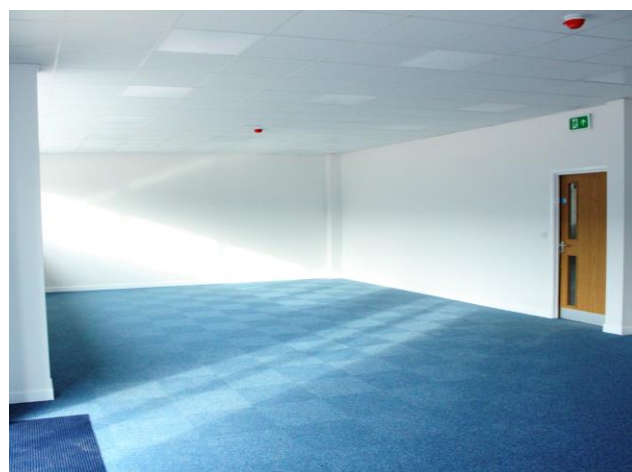


The Phoenix Centre

Beaumont Road, Banbury, OX16 1RH

Two New Industrial/Warehouse units



11,406 – 23,154 Sq Ft

£70,000 - £140,000 pax (incentives available)

To Let on New Leases

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

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Unit	Sq Ft	Floors	Use	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	EPC Rating
A1	11,406	Ground	Industrial	£70,000	25p per sq ft	Approx. £1,800	C - 64
A2	11,748	Ground	Industrial	£70,000	25p per sq ft	Approx. £1,800	C - 64

LOCATION

The Phoenix Centre is situated on the established Beaumont Road Industrial Estate which includes the Banbury Cross Retail Park and Tesco superstore, all close to Banbury Town Centre and just 1.5 miles from Junction 11 of the M40 London to Birmingham motorway.

Banbury is located in North Oxfordshire and has developed into a thriving commercial centre focusing on motorsport, technical manufacturing, professional services, warehousing and logistics facilities.

FEATURES OF THE PHOENIX CENTRE

- 35kN / m² floor loading capacity
- Ground Floor Offices
- Reinforced concrete slab with power floated finish
- Steel portal frame
- Clear side to underside to the haunch of 8m
- Electrically operated level access loading/unloading doors – 6m high x 4m wide
- Services include three phase power, gas & water
- Communications – 1No.75mm duct and 1No. 100mm duct provided
- Dedicated service yard and parking
- Quality landscaping

TERMS & INCENTIVES AVAILABLE

A new lease is available at £70,000 per annum exclusive for unit A1 or unit A2. A **rental incentive** of 12 month's rent free is to be offered to an 'appropriate occupier', based upon a 5 year lease term.

RATES

No current rating exists for the units however the units will be assessed for rates when they are occupied.

SERVICE CHARGE

The lessee will be liable to pay a service charge for the repair, maintenance and cleaning of the shared areas of the building to include inter-alia parking areas, landscaping and grounds. This will initially be set at a figure of 25p per sq ft.

BUILDING INSURANCE

A building insurance cost of approximately £1,800 per annum will be payable by the occupier for each unit.

ACCOMMODATION

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

Unit	Use	Floor	Sq M	Sq Ft
A1	Warehouse	Ground	1,060	11,406
	Including Offices	Ground	87	931
A2	Warehouse	Ground	1,091	11,748
	Including Offices	Ground	86	927

SERVICES

Mains water, electricity, gas and drainage are connected.

VAT

VAT is payable in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Viewing strictly by prior appointment:

Contact: Chris White or Harvey White

Email: chris@whitecommercial.co.uk or harvey@whitecommercial.co.uk

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. Please see www.whitecommercial.co.uk for our privacy policy. October 2018.



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