

Modern Self-Contained Offices

Unit 8 Somerville Court

Banbury Business Park, Adderbury, OX17 3SN



TO LET

1,560 – 3,405 sq ft

Rentals from £19,600 - £41,000 pax

For Sale - £510,000

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Floor	Rent	Car Parking	Whole For Sale	Approx Service Charge PA	Approx. Building Insurance PA	Rateable Value	EPC Rating
1,560	Ground	£19,600.00	7	£510,000	£2,575.00	£458.00	To be reassessed	D - 79
1,743	First	£25,520.00	8		£2,875.00	£512.00		
3,405	Whole	£41,000.00	15		£5,450.00	£970.00	£40,000	

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, ground and first floor corner office suite 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 15 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.

Floor	Use	Sq M	Sq Ft
Ground	Offices	154.41	1,662
First	Offices	161.93	1,743
TOTAL		316.34	3,405

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 rateable value for the whole of Unit 8 is £40,000. This figure is not what you pay. Please contact the joint agents for further information.

VAT

VAT is payable in addition at the standard rate.

EPC

The EPC rating for the premises is D – 79.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Please contact the joint agents:

Tel: 01295 271000

Chris@whitecommercial.co.uk

or Harvey@whitecommercial.co.uk

or Tim.Humphrey@Brown-co.com

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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