

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
<b>TOTAL</b>	<b>6,089</b>	<b>65,530</b>	<b>146</b>

\*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

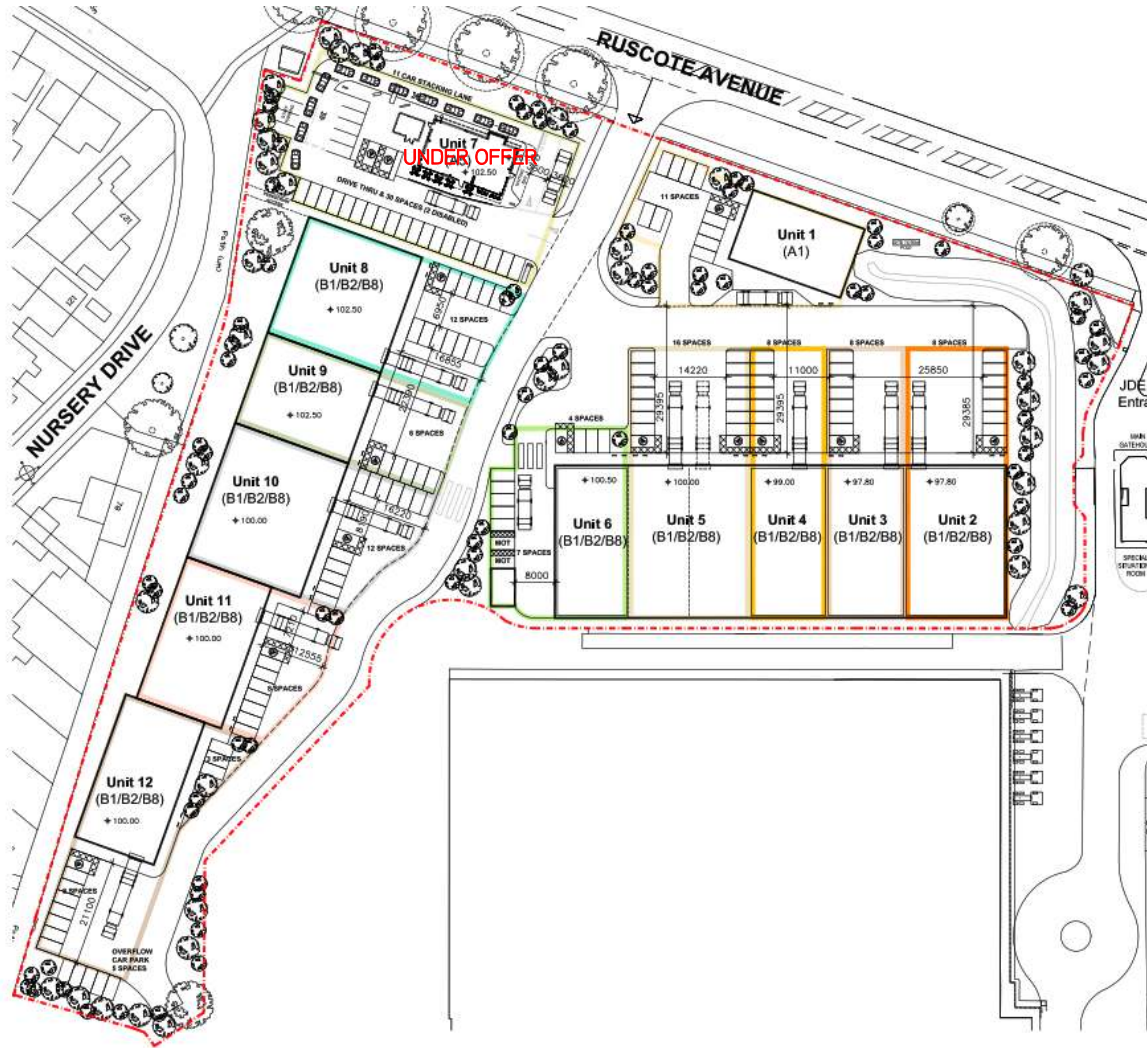
## TENURE

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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