

Modern Self Contained Offices
Unit 8 Somerville Court
Banbury Business Park, Adderbury, OX17 3SN



TO LET

3,283 Sq Ft

£41,000 Per Annum Exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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whitecommercial.co.uk



| Sq Ft | Floor | Use | Rent | Service Charge Per Annum | Building Insurance Per Annum | Rates Based on Rateable Value of | EPC Rating |
|-------|----------------|---------|---------|--------------------------|------------------------------|----------------------------------|------------|
| 3,283 | Ground & First | Offices | £41,000 | Approx. £3,300 | Approx. £970 | £36,700 | D - 79 |

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 self-contained ground and first floor corner office suite which benefits from air conditioning and separate male and female WCs. The property also benefits from 15 car parking spaces and a separate kitchen area.

ACCOMMODATION

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

| Floor | Use | Sq M | Sq Ft |
|--------------|---------|---------------|--------------|
| Ground | Offices | 155.10 | 1,669 |
| First | Offices | 149.90 | 1,614 |
| TOTAL | | 305.00 | 3,283 |

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.

EPC

The EPC rating for the premises is D – 79.

TERMS & RENT

Rent

The property is available on an internal repairing sub-lease, expiring March 2022, at a rental of £41,000 per annum exclusive of VAT and other outgoings and subject to contract.

Service Charge

A service charge of approximately £3,300 per annum is payable in respect of the repairs, maintenance and cleaning of the shared areas.

Building insurance

The insurance premium for the premise is approximately £970.00 per annum.

Rates

Our client has based the rates payable on a proportion of the rates payable for both units they occupy - units 8 and 9 (based on a sq ft basis). This figure is not what you pay, further details available from White Commercial.

VAT

VAT is payable in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors.

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. March 2017.