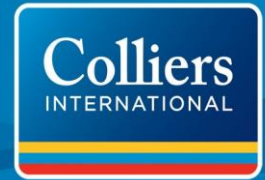


Preliminary brochure



2 SELF-CONTAINED OFFICE BUILDINGS TO LET



Banbury Gateway Office Park Wildmere Road Banbury OX16 3JU

- Available to let as a whole or separately
- Self-contained office buildings
- Fronting Junction 11 of the London to Birmingham M40
- 190 car parking spaces on a secure 5 acre site

17,076 & 48,604 sq ft including 7,560 sq ft
Warehouse (Total office space – 65,680 sq ft)

CONTACT US

Viewing is strictly by prior appointment
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Banbury Gateway Office Park, Wildmere Road, Banbury, OX16 3JU

LOCATION

The property is situated in Banbury the largest town in North Oxfordshire, fronting Junction 11 of the London to Birmingham M40 – 70 miles north of London and 40 miles south of Birmingham. The town benefits from excellent rail and road communications.

Banbury is a growth area with significant residential and commercial development both underway and planned.

The property is located immediately adjacent to the Banbury Gateway Retail Park, a new 285,000 sq ft retail park providing one of Marks and Spencer's biggest out-of-town department stores, Primark, Next home and fashion store, Fat Face's largest retail store in the country as well as food outlets McDonald's and Starbucks.

DESCRIPTION - OFFICES

Both premises, constructed in 2002 are situated on a secure 5-acre site benefitting from 190 car parking spaces.

The offices comprise three floors of high quality accommodation totalling 17,076 sq ft situated in attractive grounds. The office space provides the following specification:

- Overlooking London to Birmingham M40 at J11
- 4 pipe fan coil air conditioning
- CAT II Lighting
- Raised Floors
- Suspended ceilings
- Recessed indirect lighting
- Zoned air conditioning system
- 10-person passenger lift
- Male, Female and disabled W/C provision on each floor
- Fully-fitted kitchenettes on each floor
- Fully DDA compliant
- Barrier control security system

DESCRIPTION – OFFICES/WAREHOUSE

The self-contained building comprises two floors of high quality offices totalling 41,044 sq ft with a warehouse of 7,560 sq ft which includes an eaves height of 8m.

TENURE

The premises are available either as a whole or separately on new leases.

FLOOR AREAS

3 Storey Office Building

Accommodation	Size (sq ft)	Size (sq m)
Ground floor reception	387	35.95
Ground floor offices	5,110	474.73
First floor offices	6,048	561.88
Second floor offices	5,531	513.85
TOTAL	17,076	1,586.41

Offices/Warehouse

Accommodation	Size (sq ft)	Size (sq m)
Full height warehouse	7,560	702.35
First floor offices	18,363	1,705.98
Ground floor offices	22,681	2,107.13
TOTAL	48,604	4,515.46

BUSINESS RATES

Rateable Value 2017: £455,000 for both buildings – to be reassessed.

RENT

Upon application

EPC

3 Storey Office Building: D-99

Offices/Warehouse: D-86

SERVICES

We understand that all mains services are connected to the premises including water, drainage, and electricity. None of the above services have been tested by the agents.

VAT

All prices and figures are quoted exclusive of any VAT that may be applicable.

VIEWING

By prior appointment with Colliers International

Contact: Douglas Bonham Tel: 0121 265 7616

Email: douglas.bonham@colliers.com

Misrepresentation Act

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