

# Unit A3 Phoenix Centre

Beaumont Road, Banbury, OX16 1RH



**To Let**  
**14,536 Sq Ft**  
**£80,100 pax**

**WHITE COMMERCIAL SURVEYORS LTD**

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

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



Unit	Sq Ft	Use	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
A3	14,536	Industrial	£80,100	25p per sq ft	£969.09	£75,000	C - 62

## 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 / m<sup>2</sup> floor loading capacity
- 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

The premises are available on a fully repairing and insuring sub-lease or via assignment, with a break clause in April 2021 and expiry in April 2026. A surrender and regrant of a new lease on either a 5 or 10 Year term may also be considered; with incentives available.

## RATES

We understand from the Valuation Office website that the rateable value for the premises is £75,000. This is not what you pay; further details are available from White Commercial.

## 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

The building insurance premium for the period February 2019 – February 2020 is £969.09.

## 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
A3	Warehouse	Ground	1,350	14,536

## 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](mailto:chris@whitecommercial.co.uk) or [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

*These particulars are intended as a guide and must not be relied upon as statement of fact.*

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