

# UNIT 8 **mxl**Centre

LOMBARD WAY, BANBURY OX16 4TJ



## Modern Industrial/Warehouse Unit To Let

**25,261 sq ft** (2,346.79 sq m)



2 Ground level loading doors



First Floor office



Private Service Yard



Eaves height 8m



½ mile Junction 11 M40 motorway



## LOCATION

The property is situated within the MXL Centre, a well established industrial estate approximately ½ mile from Junction 11 M40 motorway, east of Banbury town centre. It is accessed via Lombard Way, which is close to Ermont Way, linking the A422, the main road into Banbury town centre with the motorway.

## DESCRIPTION

The premises comprise:

- 2 Bay Steel Portal Framed Unit
- 2 Ground level loading doors
- Eaves height 8m
- Heated and Lit
- Ground and First Floor WC's
- 33 car parking spaces
- Private Service Yard



**SAT NAV: OX16 4TJ**

Unit 8 MXL Centre, Lombard Way Banbury

## ACCOMMODATION

	sq ft	sq m
WAREHOUSE	2,125.21	22,876
FIRST FLOOR OFFICE	221.58	2,385
<b>TOTAL</b>	<b>2,346.79</b>	<b>25,261</b>

## RENT/TERMS

Upon application to the joint agents.

## SERVICES

All mains services are supplied, interested parties should carry out their own tests to ensure these services are in working order.

## BUSINESS RATES

Rateable Value £132,000.

## EPC

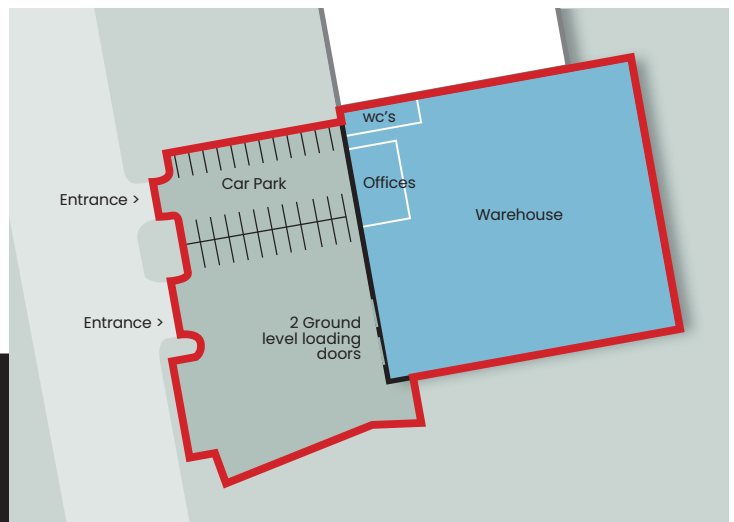
The property has an EPC rating of D-76.

## SERVICE CHARGE

A service charge is levied for the upkeep of the Business Centre.

## VAT

VAT is chargeable at the current rate.



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