



FOR SALE

- Freehold Industrial Unit
- Prestigious Business Park
- 6 Parking Spaces
- Vacant Possession
- J11 M40 Banbury 5 miles
- J12 M40 Gaydon 10 miles
- 157.27m² (1,693ft²) GIA

**Offers over
£250,000 +VAT**

Unit 6 Apollo Business Park, Wroxton

BANBURY
OX15 6AY

**SHELDON
BOSLEY
KNIGHT**

Unit 6 Apollo Business Park, Wroxton

BANBURY

Location

Apollo Business Park is located just outside the Oxfordshire village of Wroxton, approximately 3 miles to the west of Banbury.

This prestigious new development is located just off the A422 trunk road. It is approximately 5 miles from J11 of the M40 at Banbury and 10 miles from J12 at Gaydon.

Description

Unit 6 is a modern, well-built mid terrace industrial unit constructed in 2016.

Internally the unit has been finished with a kitchenette and WC. A mezzanine floor has been installed across the rear half of the unit accessed by a steel staircase. The underside of the deck has a suspended ceiling grid installed with fluorescent lighting.

There is excellent natural light from translucent roof panels, a large glazed front elevation and servicing access via an insulated roller shutter door which is 3.49m wide x 4.34m high.

The building has an eaves height of 5.6m and a maximum clear height of 7.67m. Six parking spaces are allocated to the unit.

EPC

Energy Efficiency Rating: B

Services & Business Rates

Mains water and three phase electricity are connected. Drainage is to a sewerage treatment plant. Interested parties are advised to make their own enquiries. Estate service charge £1,137+VAT per annum (includes cost of water).

Rateable value £5,800. Occupiers may be eligible for small business rates relief.

Accommodation

	M ²	Ft ²
Workshop	90.41	973
WC	3.82	41
Kitchen	4.56	49
Mezzanine	58.48	629
Total GIA	157.27	1,693

Legal costs, VAT & References

Each party to pay their own legal costs in connection with the transaction. VAT is payable on the purchase price.

Viewing

To discuss the property or to arrange a viewing please contact **Mark Treadwell** or **Jenny Jackson**:

01789 387882

commercialgroup@sheldonbosleyknight.co.uk



Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

Leamington Spa

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon

Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour

The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham

1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

Head Office.

Stratford Business and
Technology Park, Banbury Road
Stratford-upon-Avon,
Warwickshire, CV37 7GZ
Tel: 01789 387887

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