

M40 - Gateway Office Park

Wildmere Road Banbury OX16 3JU



2 Self-Contained Office Buildings
17,076 & 48,604 sq ft including 7,560 sq ft Warehouse
Available To Let as a whole or separately

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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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.



3 Storey Office Building					
Description	Sq Ft	Sq M	Rent Per Annum	2017 Rateable Value	EPC Rating
Ground Floor Reception	387	35.95	£280,000	£455,000 for both buildings – to be reassessed	D - 99
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			

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



Offices/Warehouse					
Description	Sq Ft	Sq M	Rent Per Annum	2017 Rateable Value	EPC Rating
Full height warehouse	7,560	702.35	£485,000	£455,000 for both buildings – to be reassessed	D - 86
First floor offices	18,363	1,705.98			
Ground floor offices	22,681	2,107.13			
Total	48,604	4,515.46			

VIEWING & FURTHER INFORMATION



Contact: **Chris White**

Email: chris@whitecommercial.co.uk

Tel: **01295 271000**

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.

TERMS & RENT

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

SERVICE CHARGE & BUILDING INSURANCE

A service charge and building insurance might be payable, further information is available from White Commercial.

LEGAL COSTS

Each party will be responsible for their own legal costs.

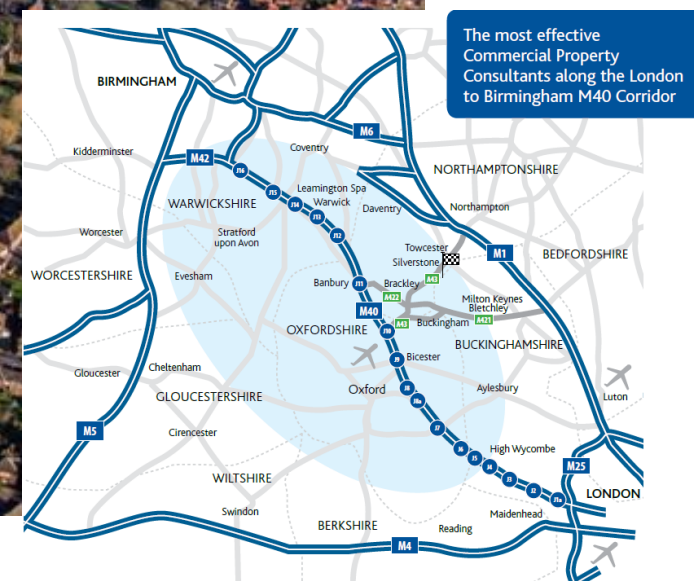
VAT

VAT is payable in addition to all costs quoted.

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.





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.

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