



TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 1 Glebe Business Park, Horley OX15 6BN



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Detached Unit
- Large Unloading Area
- Insulated Roof
- 7 Miles from Banbury
- £64,310 per annum + VAT

Unit 1 Glebe Business Park, Horley, Oxon OX15 6BN

Location:

Located off the main Stratford Road (A422) just outside the village of Horley approximately 7 miles from Banbury and junction 11 of the M40.

Description:

A detached portal frame building which has been clad with insulated roof sheets. The main building is approximately 18.86 m long by 42.06 m wide with a maximum ridge of 8.04 m and a maximum eaves of 5.63 m. The building has a rear section which houses a store room, toilet and kitchen area. The main building has an electrically operated roller shutter door, sodium lights and three phase electric supply. Outside of the unit is a large yard area ideal for unloading of large vehicles.

N.B Internal improvements to the building have been made since the photographs were taken. Updated photographs and specification will be available late Feb 2022.

Floor Area:

Gross Internal Area (GIA) is 9187 sq ft (853.50 m2).

Price:

£64,310 per annum.

Tenure:

New lease available.

Service Charge:

£808.41 per annum.

Contribution towards the water £423.30 per annum.

Rateable Value:

£32,750 source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The current annual cost at the time of print is £1,699.50 (2022). The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £2000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = E.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

