



Beaumont Close,
Banbury OX16 1TG

**TO LET
FOR SALE**

DETACHED INDUSTRIAL/WAREHOUSE

22,390 Sq Ft
(2,080 Sq M)

DESCRIPTION

The property comprises a detached Industrial/warehouse built in 2000. It is of steel portal frame construction under pitched profile steel roof with translucent roof lights. The building is situated on a large, landscaped and secure site and comprises the following key features:

- ✓ 5.5 metre eaves height
- ✓ Electric loading door
- ✓ Three phase power
- ✓ Warm air heating
- ✓ Sodium lighting
- ✓ Ground and first floor integral offices
- ✓ Double height, glazed atrium and reception areas
- ✓ Good loading and servicing areas (36 metre yard depth)



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Production/warehouse area	18,668	1,734
Ground floor offices	1,662	154
First floor offices	2,060	191
Total	22,390	2,080

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

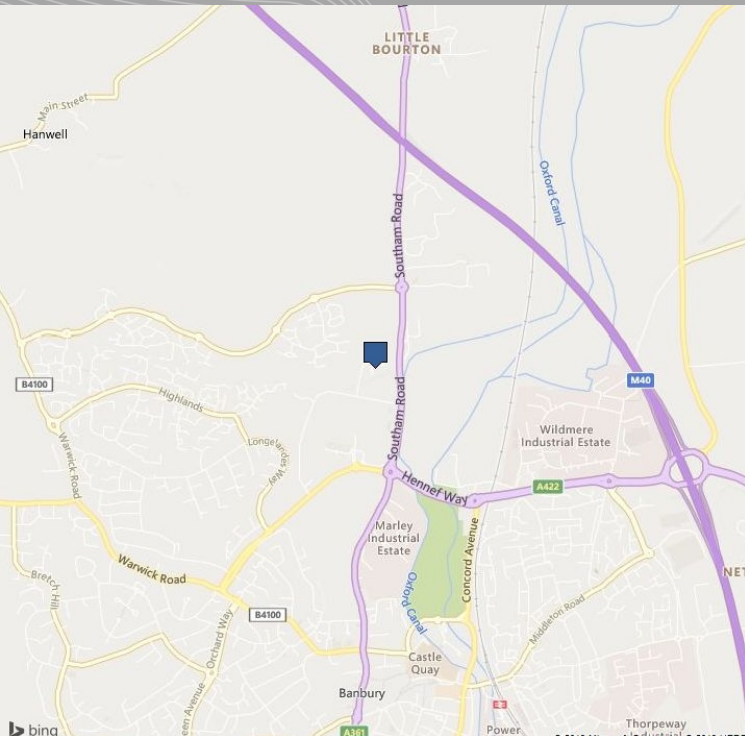
Rateable Value : £113,000

TERMS

The property is available on either a Freehold or Leasehold basis. Freehold: £2,650,000. Rent: £7.50 per sq ft.

EPC The property has an Energy Performance rating of B (41).





LOCATION

Banbury lies at Junction 11 of the M40 motorway, 23 miles North of Oxford. The town enjoys excellent road and rail communications.

The property is exceptionally well situated and lies within an established Industrial and Commercial area just off the main Southam Road (A361). It is situated only 1 mile from Banbury town centre and 2 miles from Junction 11 of the M40



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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