

UNIT 4 WEST STREET INDUSTRIAL ESTATE, WEST STREET, SHUTFORD, BANBURY, OXON, OX15 6PH

INDUSTRIAL WORKSHOP AND OFFICE PREMISES

- Rare starter unit
- Small industrial estate with parking
- Loading door and three phase electricity
- Flexible terms up to 3 year lease

TO LET £10,000 pax | 1,528 sq ft (142 sq m)

Contact Tim Humphrey

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Property and Business Consultants brown-co.com

LOCATION

Unit 4 is located on the well established and popular West Street Industrial Estate in the village of Shutford, approximately 4.5 miles west of Banbury. Banbury is approximately 44 miles from Birmingham and 78 miles from London. Banbury is located on junction 11 of the M40.

On leaving Banbury via the Broughton Road and North Newington proceed to the village of Shutford, continue through the village and the industrial estate is located off West Street.

DESCRIPTION

Unit 4 in an end terrace/ semi detached industrial unit comprising a mix of workshop and office space. The building is commercially clad with personal access door and a roller shutter workshop door.

Internally the building has concrete floors and is sub-divided into two internal workshops, office accommodation and WC facilities. Externally there is a concrete apron and car parking areas within a wider multi-let industrial estate.

ACCOMMODATION

The property has the following (approximate) gross internal area.

Unit 4	8 (- - - - - - - - - - - - - -	m ²	ft²	
Ground floor		142	1,528	

SERVICES

We understand the property benefits from mains electricity, water and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

We understand that the property has a rateable value of £6,800.

SERVICE CHARGE

The tenant will be expected to pay a service charge set at 5% of the total annual rent, payable half yearly, in advance.

EPC RATING

The property has an EPC rating of E.

RENT

The quoted rent for Unit 4 is £10,000 per annum, exclusive.

TERMS

Available on flexible terms preferably with a 3-year lease with an annual mutual option to break the lease.

BUILDINGS INSURANCE

The tenant will be responsible for reimbursing the landlord for the insurance premium for the building which will be confirmed in due course.

IMPORTANT NOTICES

SCHEDULE OF CONDITION

The tenant will be expected to return the property in no worse state than the property is found at the commencement of the lease. This will be evidenced by a Schedule of Condition.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

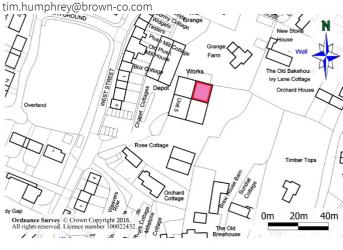
VAT

It is understood that VAT is not applicable in the transaction.

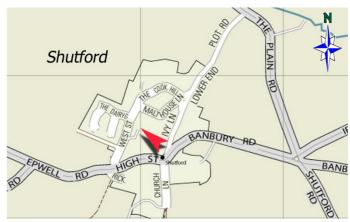
VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

Tim Humphrey 01295 220210







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