



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**

Brown & Co Banbury

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BROWN & CO

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	m ²	ft ²
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

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility is accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 22-Feb-21.

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.

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