



FIRST FLOOR , 12A MARLBOROUGH ROAD, BANBURY, OXFORDSHIRE, OX16 5DB

WELL PRESENTED, RECENTLY REFURBISHED FIRST FLOOR OFFICES

- Well presented, light and open space
- Rent inclusive of electric & water
- Own dedicated entrance
- EPC Rating C

TO LET £10,500 pax | 489 sq ft (45.43 sq m)

Contact **Tim Humphrey**
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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, benefiting from excellent communication links via J11 of the M40 Motorway to London and Birmingham. The improved rail link to London Marylebone provides a journey time of 53 minutes.

Marlborough Road is located off the main High Street which provides the main thoroughfare for traffic flowing around the town centre. The property is situated above Hair Concepts and can be accessed by a pedestrian door to the right elevation of the building. Opposite the property there is a public car park.

DESCRIPTION

A recently refurbished self-contained open plan first floor office suite within a two storey building. The property has the following features:-

- Separate entrance from street level
- Carpeting to office areas
- CAT 2 fluorescent lighting & uplighting
- Apex ceiling
- 6 Velux roof lights & 3 x windows

ACCOMMODATION

The following measurements are on a net internal floor area basis:

	m ²	ft ²
First floor	45.39	489

SERVICES

We understand that the property has the benefit of 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

Business rates will be the responsibility of the occupier. The Ratable Value for this premises is £4,850. Note this property qualifies for small business rates relief, subject to the occupier fulfilling those requirements.

RENTAL TERMS

The property is offered on a new lease for a term to be agreed at a rent of £10,500 + VAT per annum inclusive of water and electricity. All other outgoings will be the responsibility of the tenant.

EPC RATING

The property has an EPC rating of C.

VAT

All terms quoted are exclusive of VAT which is payable.

LEGAL COSTS

The tenant will be expected to contribute 50% of the legal costs incurred in production of the lease. These costs will be capped at £500 + VAT.

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 or mis-statement in these particulars. 5. No responsibility can be 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 20-Mar-21.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

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