



## UNIT 6, MANOR PARK, BANBURY, OXFORDSHIRE, OX16 3TB

MODERN REFURBISHED HIGH QUALITY OFFICE ACCOMMODATION OVER GROUND  
& FIRST FLOOR

- Modern detached office building with mixed open plan & cellular offices
- Fully refurbished & decorated - excellent condition throughout
- 16 car parking spaces - 1km from (J11) M40
- EPC Rating C

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**BROWN & CO**

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**TO LET £54,500 PAX | 4,154 sq ft (385.91 sq m)**

## LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry. The premises is located off Jugglers Close which is accessed off the Wildmere Road Industrial Estate. The property is approximately 1km from Junction 11 of the M40 via the A422 Hennef Way Road.

Manor Park is a modern office park comprising a number of similarly constructed detached office buildings with occupiers including Mahindra Formula One Racing, Neurotechnics and Zafire.

## DESCRIPTION

The property is a modern detached purpose built office accommodation arranged over ground and first floor. The office was built in 2003 with steel frame construction with infill brick and block cavity walls with internal concrete floors. The roofs are lined insulated and have slate covering. All windows and doors are powder coated double glazed with reflective glass. Internally the property is accessed through a central lobby area with staircase leading to first floor and office accommodation on the ground floor. There are welfare and kitchen facilities, a lift and secure office entry system and fire escapes. The office accommodation includes the following:-

- Suspended ceiling and raised floors & lift
- Recessed Category 5 lighting
- Comfort cooling & underfloor heating
- Secure entry system
- Security and fire alarm systems
- 16 car parking spaces

## ACCOMMODATION

The property provides the following gross/net internal floor areas:-

	NIA	NIA	GIA	GIA
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor office	169	1,822	193	2,077
First floor	168	1,811	193	2,077
<b>Total GIA</b>	<b>337</b>	<b>3,633</b>	<b>386</b>	<b>4,154</b>

## SERVICES

We understand that the property is connected to mains water, electricity, gas 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

The premises has a Rateable Value of £42,000.

## SERVICE CHARGE

There is service charge covering the Manor Park Estate which includes security for the site including CCTV and entrance gate, maintenance of common areas including roadway and garden areas. Water is also recharged as part of the service charge. Further details of the service charge are available upon request and the ongoing tenant will be responsible for these costs by way of recharge.

## IMPORTANT NOTICES

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## EPC RATING

The property has an EPC rating of C.

## TERMS

A new lease is offered with consideration for a 10 year term with a break option but all terms will be agreed by negotiation. Incentives available subject to lease terms and covenant strength.

## RENT

£54,500 per annum.

## LEGAL COSTS

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

## VAT

It is understood that VAT is applicable.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

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