



UNITS 1 & 2 BURGESS FARM, FARTHINGHOE ROAD, MIDDLETON CHENEY, BANBURY, NORTHAMPTONSHIRE OX17 2NE

WAREHOUSE/WORKSHOP PREMISES

- 3 phase electricity
- Full height roller shutter access
- Forecourt loading and parking
- Approx 5m to underside of eaves

TO LET £28,647 Pax | 4,244 sq ft (394.27 sq m)

Contact **Clive Thompson**

Brown & Co Banbury

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Burgess Farm Industrial Estate is situated just outside the village of Middleton Cheney on the A422 Banbury to Brackley road within approximately 2 miles of Junction 11 of the M40 motorway.

DESCRIPTION

The units form part of a terrace of similar units of steel portal frame construction with profile steel clad elevations and a profile steel roof. The properties have internal blockwork walls and provide open storage and workshop uses.

ACCOMMODATION

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

	m ²	ft ²
Units 1 & 2	394.27	4,244

SERVICES

We understand that mains electricity and water is available. 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. Units 1 & 2 has a Rateable Value of £19,500 and we estimate that the business rates payable will be £9,730.50.

SERVICE CHARGE

There is a service charge levied to cover the maintenance of the estate and is currently charged at £0.50 per sq ft.

EPC RATING

The property has an EPC rating of D.

TERMS

A new lease is offered on an internal repairing basis where the tenant is responsible for the internal area including doors and any windows. Leases will be offered on a 6 year term with midterm break option and a midterm rent review.

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.

IMPORTANT NOTICES

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VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

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