

Red line is for identification purposes only.



CHERWELL VALLEY BUSINESS PARK , BANBURY, OXFORDSHIRE, OX17 3AA

EXTERNAL STORAGE YARD OF 0.767 ACRE PLUS 912 SQ FT SHARED OFFICES

- Storage yard - 0.767 acre
- Shared office accommodation - 912 sq ft
- Located to the front of the estate
- EPC - Office E122

TO LET £59,000 PAX

Contact Clive Thompson/Tim Humphrey
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BROWN & CO

Property and Business Consultants
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LOCATION

Cherwell Valley Business Park is conveniently located just south of Banbury, some 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate, with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport and Uniform Express.

DESCRIPTION

The site, formerly used for lorry storage and parking, equates to circa 0.767 of an acre and is located to the front of the estate. Office accommodation is provided opposite, which is to be taken in combination. The offices form part of a shared building, providing shared kitchen and WC facilities. Heating and cooling is provided by wall mounted air conditioning units. Plans and additional photography is available upon request.

ACCOMMODATION

The property has the following (approximate) areas.

	m ²	ft ²
Yard	3,106.56	33,439
Office	84.73	912

SERVICES

The property benefits from connection to mains water and electricity. None of these services have been tested by the agents.

BUSINESS RATES

The Rateable Value for the site and offices will need to be assessed. Further information available via the local charging authority

SERVICE CHARGE

There are service charge contributions payable in connection with the upkeep and maintenance of the wider estate, the current costs are as follows:

Yard area - £0.30 psf
Offices - £0.60 psf

Building insurance will be provided and cost recovered from the tenant. The tenant will be responsible for their own content's insurance. Current cost is £940 per annum.

EPC RATING

The property has an EPC rating of E.

TERMS

The yard area and offices are available on a new lease, with the offices being internal repairing and insuring, at £59,000 per annum, exclusive of other outgoings, subject to contract.

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 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 3-Jul-24.

LEGAL COSTS

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

VAT

VAT will be chargeable in addition to the rent and service charge.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

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