

CHERWELL VALLEY BUSINESS PARK, BANBURY, OXFORSHIRE, 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

Brown & Co Banbury – 01295 273555 tim.humphrey@brown-co.com clive.thompson@brown-co.com



Property and Business Consultants brown-co.com

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 M40vMotorway. 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.

	m²	ft²
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

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.

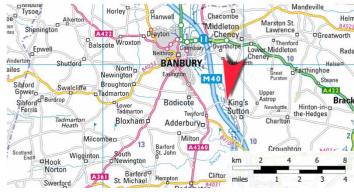
VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

Clive Thompson / Tim Humphrey 01295 220206 / 01295 220210 clive.thompson@brown-co.com tim.humphrey@brown-co.com







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