



8 SOMERVILLE COURT, BANBURY BUSINESS PARK, ADDERBURY, BANBURY OX17 3NS

MODERN SELF-CONTAINED OFFICES

- Modern ground & first floor corner office suite
- Air conditioning, wc & kitchen facilities
- Car parking
- EPC Rating D

TO LET – Flexible Terms Considered
AVAILABLE FROM 550 – 2,120 sq ft (51 – 197 sq m)

Contact **Tim Humphrey**
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BROWN & CO

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white
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Unit	Floor	Sq Ft	Sq M	Rent (p.a)	Approx Service Charge (p.a)	Approx Buildings Insurance (p.a)	Rateable Value	EPC Rating
8 Option 2	Ground	1,570	145.85	£16,700	£2,870.09	£451.38	TBA	D - 77
8 Option 3	Ground	785	72.93	£8,750	£1,937.83	£253.65		
		785	72.93	£8,750	£1,937.83	£253.65		
	First	550	51.1	£6,150	£1,455.00	£177.71		

LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham).

The property is located on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40.

DESCRIPTION

The premises comprises a modern, ground and first floor corner office suite which benefits from air conditioning, separate male and female WCs and kitchen facilities.

The unit benefits from good car parking facilities, which are to be provided on a proportionate basis.

Please refer to the table above for pertinent details or please discuss options with the agents, as smaller serviced suites can be provided subject to availability.

ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards.

SERVICES

We understand that all main services are provided to the property excluding gas. None of the above services have been tested by the agents.

BUSINESS RATES

The Rateable Values for each suite are to be assessed by the Valuation Office Agency upon occupation.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge as per the table above is payable in respect of the repairs, maintenance and cleaning of the shared areas, including the car park.

The insurance premiums for the premises are stated as per the table above, figures are approximate.

TERMS

The office suites are available on a new effective fully repairing and insuring leases, on terms to be agreed. Flexible terms will be considered from 6 months upwards and rentals are as per the table above.

Virtual Freehold - The landlord may consider selling the whole building, with offers in the region of £425,000. For further information please discuss with the joint agents.

EPC RATING

The property has an EPC rating of D (77).

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is payable in addition to the standard rate.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

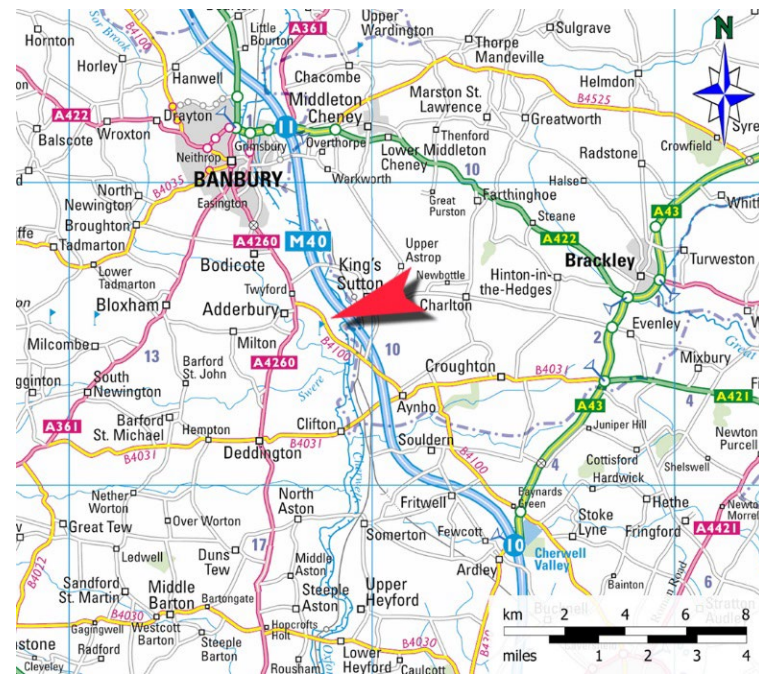
Please contact the joint agents:

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