



UNIT 14B WILDMERE ROAD, BANBURY, OXFORDSHIRE OX16 3JU

GROUND AND FIRST FLOOR OFFICES

- Available to let as offices only
- High Quality Offices with some air conditioning
- EPC Rating E

TO LET from £27,144 pax to £54,372 pax
4,524 sq ft (420.29 sq m) to 9,062 sq ft (841.91 sq m)

Contact Clive Thompson

Brown & Co Banbury

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BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry. These premises are located on the well-established Wildmere Road Industrial Estate within approximately ¼ mile of Junction 11 of the M40 Motorway with excellent road communications to Birmingham to the North and London to the South. Wildmere Road Industrial Estate is located next to the new Banbury Gateway Retail Park.

In addition to the excellent road communications Banbury has a mainline rail link to London, Marylebone (53 minutes) and Birmingham (53 minutes).

DESCRIPTION

Unit 14B is a detached steel portal frame building with part facing brick and profile steel clad elevations all under a profile steel roof with roof lights. The rear part of the building is occupied by Milspeed and it is the front office section that is available. More particularly the property features the following:-

- High quality offices with some areas air conditioned
- Forecourt parking area

ACCOMMODATION

The property provides the following gross internal floor area.

Unit 14B	m²	ft²
Ground floor offices	420.29	4,524
First floor offices	421.62	4,538
Total GIA	841.91	9,062

SERVICES

We understand that all mains services are available. Please note that these services have not been tested by the agents.

BUSINESS RATES

The rateable value is TBC.

EPC RATING

The property has an EPC rating of E.

TERMS

Sub leases are available on a floor by floor basis or as a whole for a term to be agreed by negotiation.

RENT

From £27,144 to £54,372 pax.

IMPORTANT NOTICES

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LEGAL COSTS

Each party is to bear their own legal costs in this transaction with the exception of the Head Landlord whose cost has to be shared between the parties.

VAT

It is understood that VAT is payable in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole agents Brown & Co on:

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