

SOMERVILLE COURT SERVICED OFFICES , BANBURY BUSINESS PARK , ADDERBURY, BANBURY, OXFORDSHIRE OX17 3SN

QUALITY SERVICED OFFICE ACCOMMODATION

- Serviced self-contained ground & first floor office suites
- Air conditioning, shared communal kitchens & WC facilities
- Car parking
- EPC Rating D

TO LET | Suites Available from 350 - 1,743 sq ft
£20.00 All Inclusive Rental Per Sq Ft

Contact **Tim Humphrey**

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BROWN & CO

Property and Business Consultants
brown-co.com

white
commercial.co.uk

Building No.	Floor	Sq Ft	Sq M	All Inclusive Rent Per Annum	EPC Rating
Building 5 Option 2	Ground	350	32.51	£7,000.00	D - 99
		463	43.01	£9,260.00	
	First	1,322	122.81	£26,440.00	
Building 8 Option 2	Ground	785	72.93	£15,700.00	D - 79
		785	72.93	£15,700.00	
	First	1,743	161.93	£34,860.00	
Building 8 Option 3	Ground	785	72.93	£15,700.00	
		785	72.93	£15,700.00	
	First	550	51.10	£11,000.00	
		882	82.65	£17,640.00	

Please contact the joint agents for further information in connection with availability and costs on a floor-by-floor basis or as a whole (Option 1).

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 3 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 modern office buildings provide serviced, self-contained ground and first floor office suites, which benefit from air conditioning, shared communal kitchens and separate male and female/disabled WCs. The suites are open plan and provide ample space, where a wide variety of uses can be considered by the landlords under the new Class E use classification for each premises.

The buildings also benefit from substantial car parking facilities.

The Suites are available separately, in combination and are also available in whole or part; on a floor-by-floor basis. Please refer to the table above or discuss with the agents for further information.

ACCOMMODATION

Areas measured in accordance with plans produced by Streamline Office Services. The Suites are to be measured in accordance with International Property Measurement Standards upon fit-out of the suites accordingly.

SERVICES

We understand that all mains services are connected to the premises including three phase electricity. The services have not been tested by the agents.

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 16-Nov-20.

BUSINESS RATES

The Rateable Values for each suite are to be assessed upon occupation. Further details and estimates are available from the agents.

TERMS

The premises are available on new internal repairing leases or on similar agreements, on flexible terms to be agreed, with minimum terms available of just 6 months.

ALL INCLUSIVE RENT

The all-inclusive rental covers all outgoings, other than internet/telecoms access and business rates liabilities. Further information is available from the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is payable in addition at the standard rate.

VIEWING & FURTHER INFORMATION

Contact the joint agents:-

Tel: 01295 220210

Email: tim.humphrey@Brown-co.com

or chris@whitecommercial.co.uk or

or harvey@whitecommercial.co.uk



Tim Humphrey



Chris White

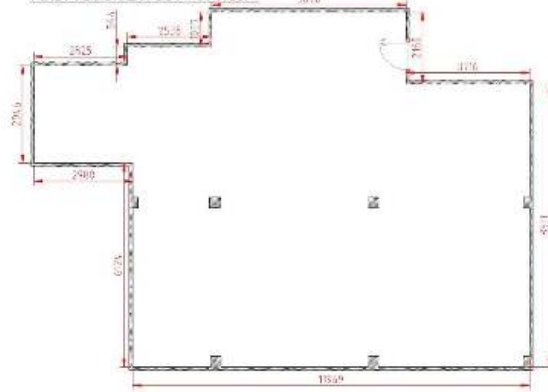


Harvey White

UNIT 5
GROUND FLOOR LAYOUT - OPTION 1



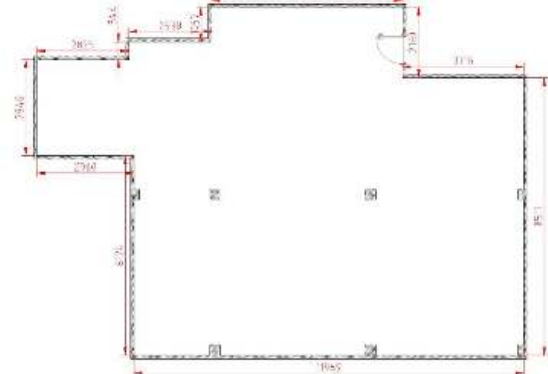
UNIT 5
FIRST FLOOR LAYOUT - OPTION 1



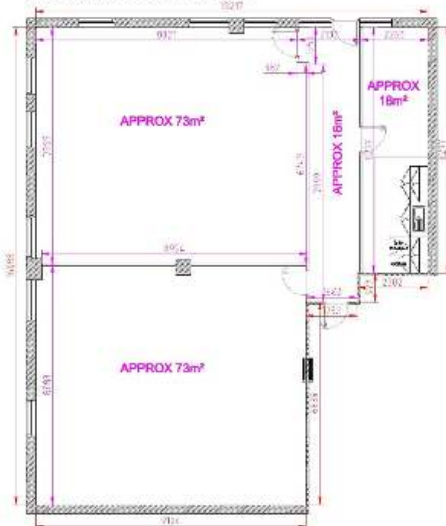
UNIT 5
GROUND FLOOR LAYOUT - OPTION 2



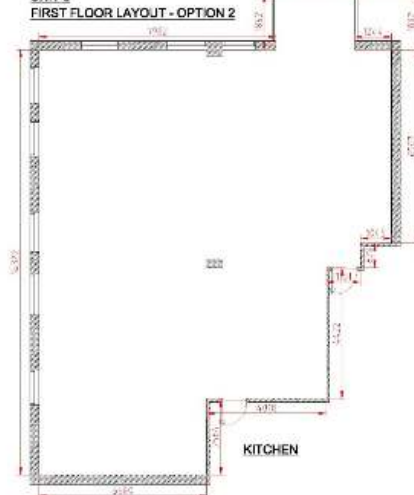
UNIT 5
FIRST FLOOR LAYOUT - OPTION 2



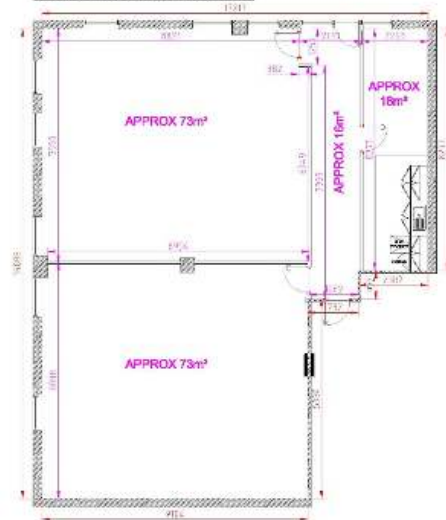
UNIT 8
GROUND FLOOR LAYOUT - OPTION 2



UNIT 8
FIRST FLOOR LAYOUT - OPTION 2



UNIT 8
GROUND FLOOR LAYOUT - OPTION 3



UNIT 8
FIRST FLOOR LAYOUT - OPTION 3

