



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 / FOR SALE – 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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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 comprise 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 value for the whole of Unit 8 is £40,000. This figure is not what you pay. Please contact the joint agents for further information.

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 premises are available on a new effective fully repairing and insuring lease on a floor-by-floor basis. 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 £510,000. For further information please discuss with the joint 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 others 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 or 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 OC202092. These particulars were prepared on 17-Jul-23.

EPC RATING

The property has an EPC rating of D (79).

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is payable in addition at 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:

Tel: 01295 220210 / 07920 230311

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