



5 SOMERVILLE COURT, BANBURY BUSINESS PARK , ADDERBURY, BANBURY, OXFORDSHIRE OX17 3SN

MODERN SELF-CONTAINED OFFICES

- Modern end of terrace ground & first floor office building
- Air conditioning, wc & kitchen facilities
- 14 car parking spaces
- EPC Rating D

TO LET / FOR SALE 840 - 2,631 sq ft (78.04 - 244.42 sq m)
Rentals from £11,110 - £31,000 pax | Freehold - £395,000

Contact **Tim Humphrey**

Brown & Co Banbury

01295 220210

tim.humphrey@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

white
commercial.co.uk

Sq Ft	Floor	Rent	Car Parking Spaces	Whole For Sale	Service Charge Per Annum	Building Insurance PA	Rateable Value	EPC Rating
839	Ground	£11,110.00	5	£395,000	Approx. £1,914.40	£305.00	To be reassessed	D - 99
1,322	First	£17,600.00	9		Approx. £3,016.60	£480.00		
2,631	Combined	£31,000.00	14		Approx. £4,931	Approx. £785.00		

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 premises comprise a modern, end of terrace ground and first floor office building which benefits from air conditioning, separate male and female WCs and kitchen facilities.

The unit can be taken on a floor-by-floor basis or as a whole.

The unit benefits from 14 car parking spaces, which are to be provided on a proportionate basis if the premises are taken on a floor-by-floor 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.

Unit 5	m ²	ft ²
Ground floor	120.91	1,309
First floor	123.10	1,322
Total	244.43	2,631

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 2017 rateable value for the whole of Unit 5 is £20,750. This is not what you pay. Please contact the joint agents for further information.

SERVICE CHARGE & INSURANCE PREMIUM

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.

EPC RATING

The property has an EPC rating of D (99).

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.

TERMS & RENT

The premises are available either on a new fully repairing and insuring lease or on an effective fully repairing and insuring basis if taken on a floor-by-floor basis. Rentals are as per the table above.

For further information please discuss with the joint agents.

Virtual Freehold

The landlord may consider selling the whole building, with offers invited as per the table above.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is payable in addition to all figures quoted.

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

Contact the joint agents:-

Tel: 01295 220210

Email: tim.humphrey@brown-co.com

or chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk

