

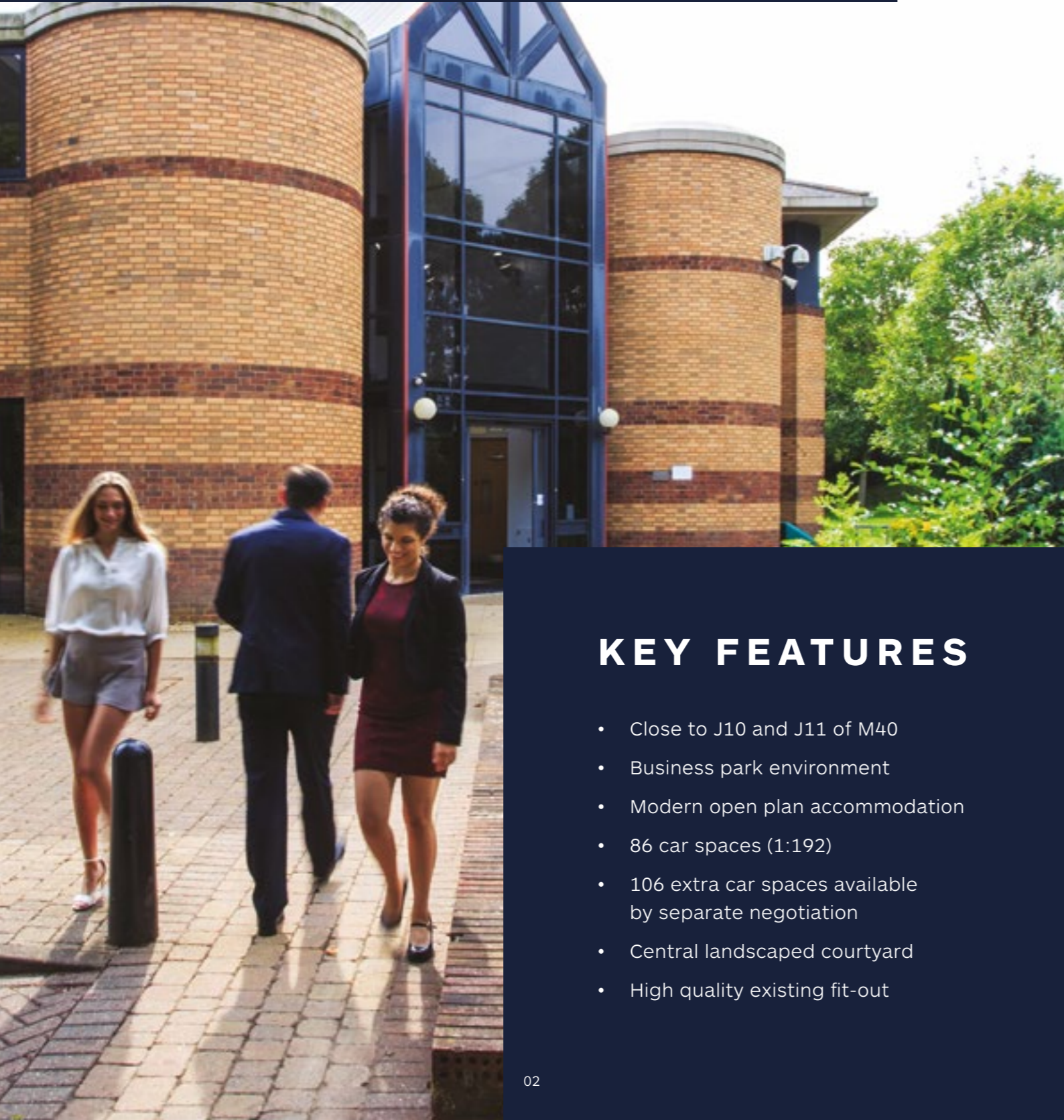
# PEMBROKE HOUSE

BANBURY BUSINESS PARK



OFFICES TO LET  
**12,882 – 16,514 sq ft**

**12,882 – 16,514 sq ft high quality, Grade A office space available with excellent car parking ratio of up to 1 space per 87 sq ft.**



## KEY FEATURES

- Close to J10 and J11 of M40
- Business park environment
- Modern open plan accommodation
- 86 car spaces (1:192)
- 106 extra car spaces available by separate negotiation
- Central landscaped courtyard
- High quality existing fit-out



Pembroke House. Flexible, refurbished Grade A office accommodation which has been recently been comprehensively refurbished at the front of Banbury Business Park. Set around a central courtyard, this well-specified office comes with unrivalled parking. An ideal location for forward-thinking businesses.



# CONNECTED

Banbury benefits from being brilliantly located halfway between London and Birmingham at junction 11 of the M40 motorway.

Banbury Business Park is an established commercial location, three miles south of Banbury, close to the village of Adderbury. Junction 10 of the M40 is easily accessed from here. Banbury offers rail connections to London Marylebone and Birmingham New Street. Both Heathrow and Birmingham International airports can also be reached in under an hour by car.



The overflow car park is directly adjacent to the subject premises and accessed via a barrier entry system. Spaces can be made available to provide an increased total parking allocation of up to 1 space per 86 sq ft.

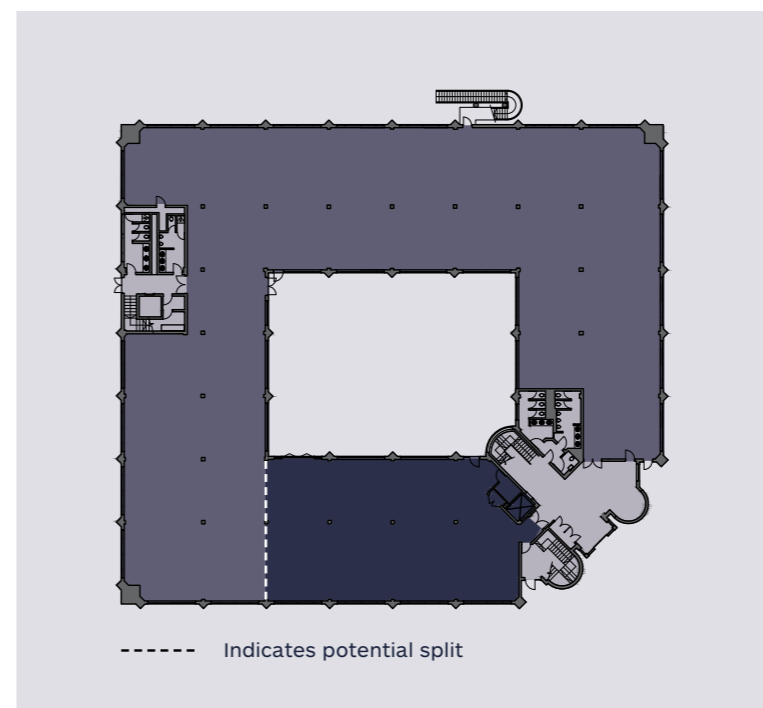


# BANBURY

Banbury is a town of approximately 50,000 and a catchment of over 200,000 people. It's proximity to London and the Midlands makes it a desirable business location.

Banbury is also known for its engineering and technological prowess. Being close to Silverstone, the home of F1, the town has become an established hub of technology and other knowledge economy businesses. The research facilities of Warwick and Oxford universities can also prove a valuable resource for business. Existing occupiers include Bibby, Dematic, ProDrive, DHL, Karcher, Mondelez, Lloyds, Huawei & UTC Aerospace.





## SPECIFICATION

The accommodation was comprehensively refurbished in 2018.

- Raised floors
- Suspended ceilings with integrated lighting
- Four-pipe fan coil air conditioning
- DDA compliant
- Central landscaped courtyard
- High quality existing fit-out including meeting rooms and breakout area
- Restaurant/canteen facility

## ACCOMMODATION

Floor Area	sq ft	sq m
First	LET TO BIBBY FINANCIAL	
Ground	16,514	1,534.3

The floor plate can be split to accommodate occupier requirements from approx. 12,882 sq ft to 16,514 sq ft.







# PEMBROKE HOUSE

BANBURY BUSINESS PARK



**SATNAV: OX17 3NS**



**WHAT3WORDS.COM**

moon/altering/chariots

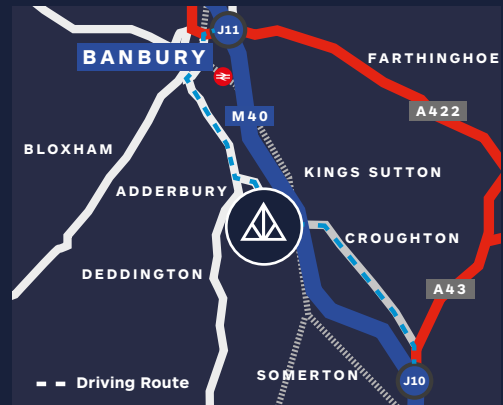
Pembroke House is situated on Banbury Business Park, located between Junction 10 and 11 of the M40 motorway.

### Travelling from the North

Exit the M40 at junction 11 and head south 5 miles on the A4260. Follow Acorn Way and Wildmere Rd to Hennef Way/A422 (0.4 mi). Take A4260 to Trinity Way in Adderbury (5.5 mi). Continue on Trinity Way. Drive to Somerville Ct.

### Travelling from the South

Exit the M40 at junction 10 and head north 8 miles on the B4100. Turn right onto Trinity Way then turn right onto Somerville Ct.



**Chris White**

E. [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

T. +44 1295 271 000



**Douglas Bonham**

E. [douglas.bonham@colliers.com](mailto:douglas.bonham@colliers.com)

T. +44 121 265 7616

### EPC

The property has an EPC Rating of B.

Conditions under which particulars are issued; For themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (2) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Colliers CRE has any authority to make or give any representations or warranty whatever in relation to this property. December 2020. Designed by StudioOBI.