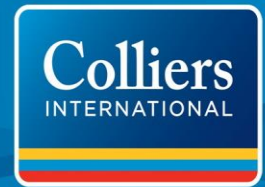


Preliminary brochure



MODERN SELF CONTAINED OFFICES TO LET / FOR SALE



5 Somerville Court Banbury Business Park Adderbury OX17 3SN

- Located on Banbury Business Park
- Excellent access to both junctions 10 and 11 of the M40.
- 14 car parking spaces
- Self-contained ground and first floor office building

2,631 sq ft

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Brindleyplace
BIRMINGHAM
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+44 121 265 7500

www.colliers.com/uk/offices

5 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN

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 an end of terrace self-contained ground and first floor office building which benefits from air conditioning and separate male and female WCs and kitchen facilities.

PARKING

The unit benefits from 14 car parking spaces.

FLOOR AREAS

The property has the following approximate floor areas:

| Accommodation | Size (sq ft) | Size (sq m) |
|---------------|--------------|---------------|
| Ground floor | 1,309 | 120.91 |
| First floor | 1,322 | 123.10 |
| TOTAL | 2,631 | 244.43 |

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.

EPC

The EPC rating for Unit 3 is D – 99

LEASE TERMS

The premises are available either on a new 5 or 10 year lease at a rent as per the table above or via assignment of the existing lease of which expires in 2020 at a rental of £32,188 per annum exclusive.

RENT/PRICE

To let - £32,887 per annum
For sale - £435,000

SERVICE CHARGE

A service charge in respect of the repairs, maintenance and cleaning of the shared areas is payable. The charge for Unit 5 is £3,922.00 per annum.

INSURANCE PREMIUM

The current years' building insurance premium for the unit is £785.00 per annum.

BUSINESS RATES

The 2017 rateable value for Unit 5 is £30,750.

VAT

VAT is payable in addition to all figures quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior appointment with Colliers International or the joint agents:

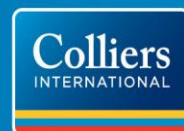
Contact: Douglas Bonham Tel: 0121 265 7616
Email: douglas.bonham@colliers.com

Contact: Chris White Tel: 01295 271000
Email: chris@whitecommercial.co.uk

Misrepresentation Act

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25/04/2017

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