

TO LET - TO BE REFURBISHED

Detached Warehouse/Industrial Units On Self-Contained Sites

CBRE

Units 14A & B Wildmere Industrial Estate, Banbury, OX16 3JU





## Units 14A & B, Wildmere Industrial Estate, Banbury, OX16 3JU

### LOCATION

The properties are located in Banbury within the Wildmere Industrial Estate, the main industrial area to the north east of Banbury town centre. The estate is located at Junction 11 of the M40, providing access to central London and the M25 and Birmingham to the northwest. Banbury railway station is 2 miles away with direct links to Oxford, Birmingham, London Marylebone and London Paddington.

Occupiers on the estate include DHL, Norbar, Karcher, Travis Perkins, Hello Fresh, Mahindra and Haas. The site is also in close proximity to the Banbury Gateway Retail Park which provides amenity and includes occupiers such as Marks & Spencer, Next, Primark and McDonalds.

### DESCRIPTION

Units 14a and 14b Wildmere Industrial Estate are prominent buildings located on the east side of the estate road and comprise industrial units with associated car parking and substantial loading areas. The properties comprise warehouse facilities with ancillary ground/first floor offices, with 14a's office in a separate building.

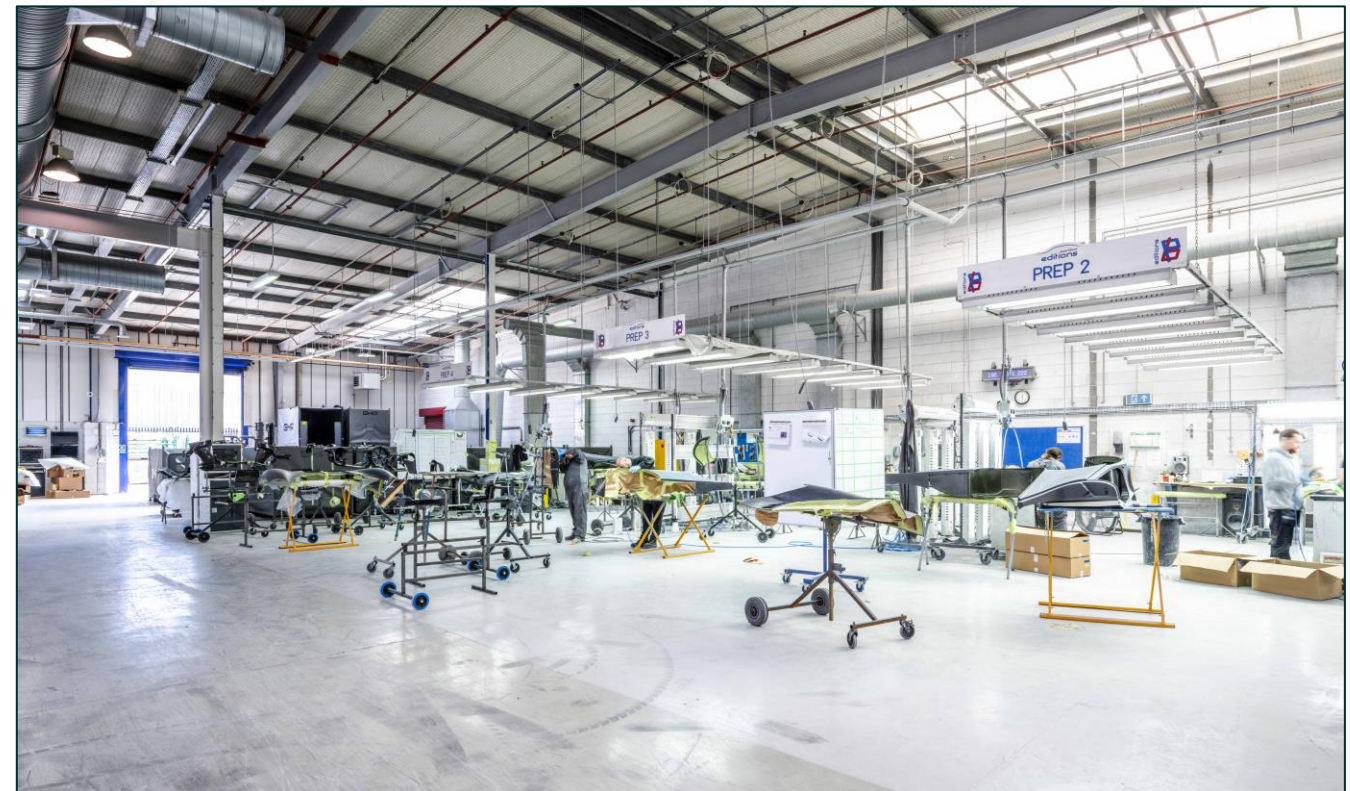
Both warehouses are of steel portal frame construction with a metal clad roof and transparent panels mounted on roof trusses and blockwork walls. The warehouses also benefit from a solid concrete floor with roller shutter door access. Both units have secure yard areas for loading and parking.

Within 14a the offices are within a brickwork office block under a flat roof and are of a good specification, with carpeted floors, suspended ceilings, double glazed windows and air conditioning.

**14a** benefits from 30 parking spaces to the front and side of the building and an open storage yard to the rear.

**14b** benefits from front 22 parking spaces with rear and side yard.

**Both buildings are to be fully refurbished by the Landlord to a modern specification.**





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### TERMS

The units are available on a new lease. Rent upon application.

Business Rates	Service Charge	EPC
Unit 14a - RV: £147,000 Unit 14b - RV: £277,500	N/A	C54 E108 An EPC rating of B is targeted after refurbishment

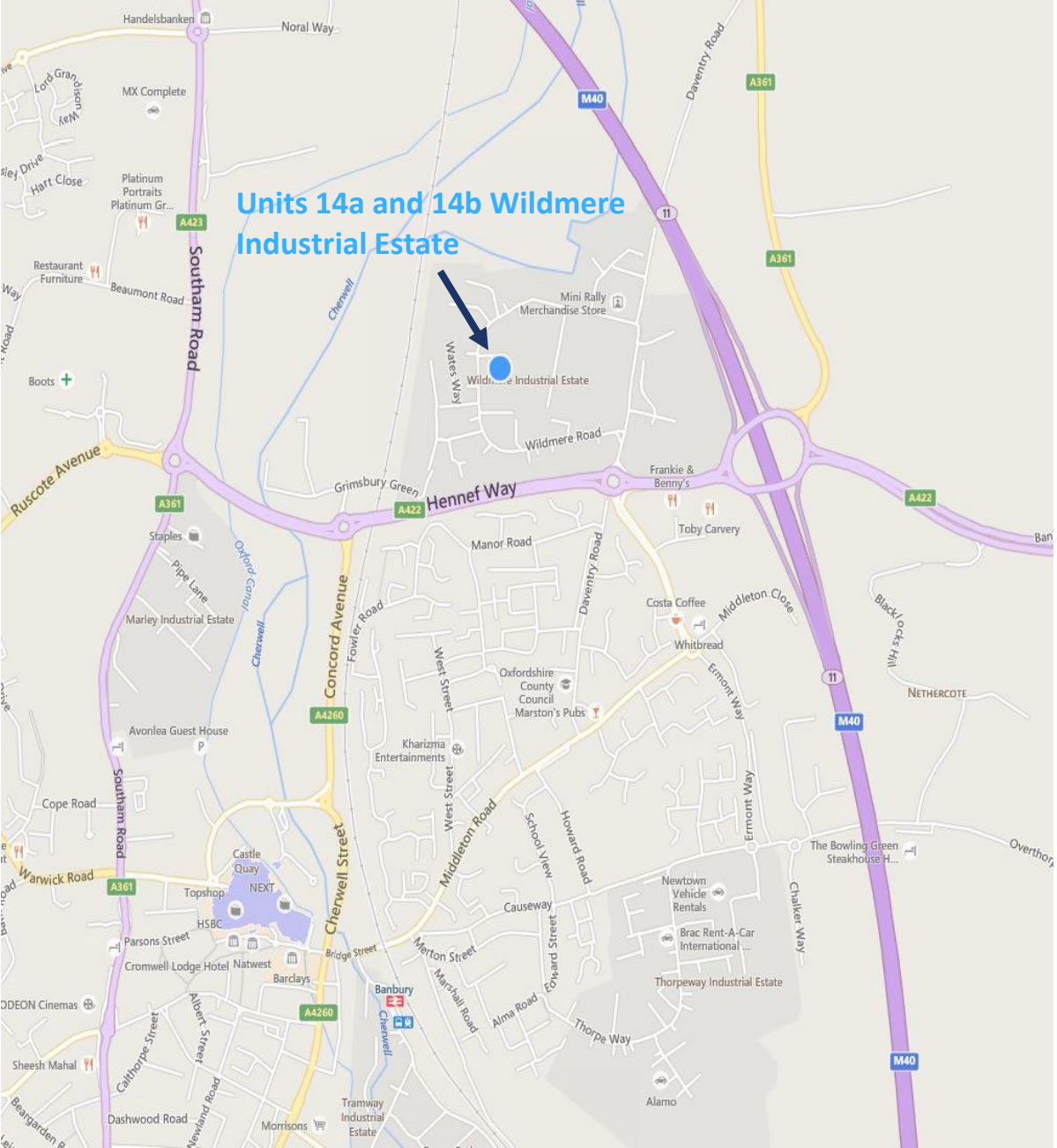
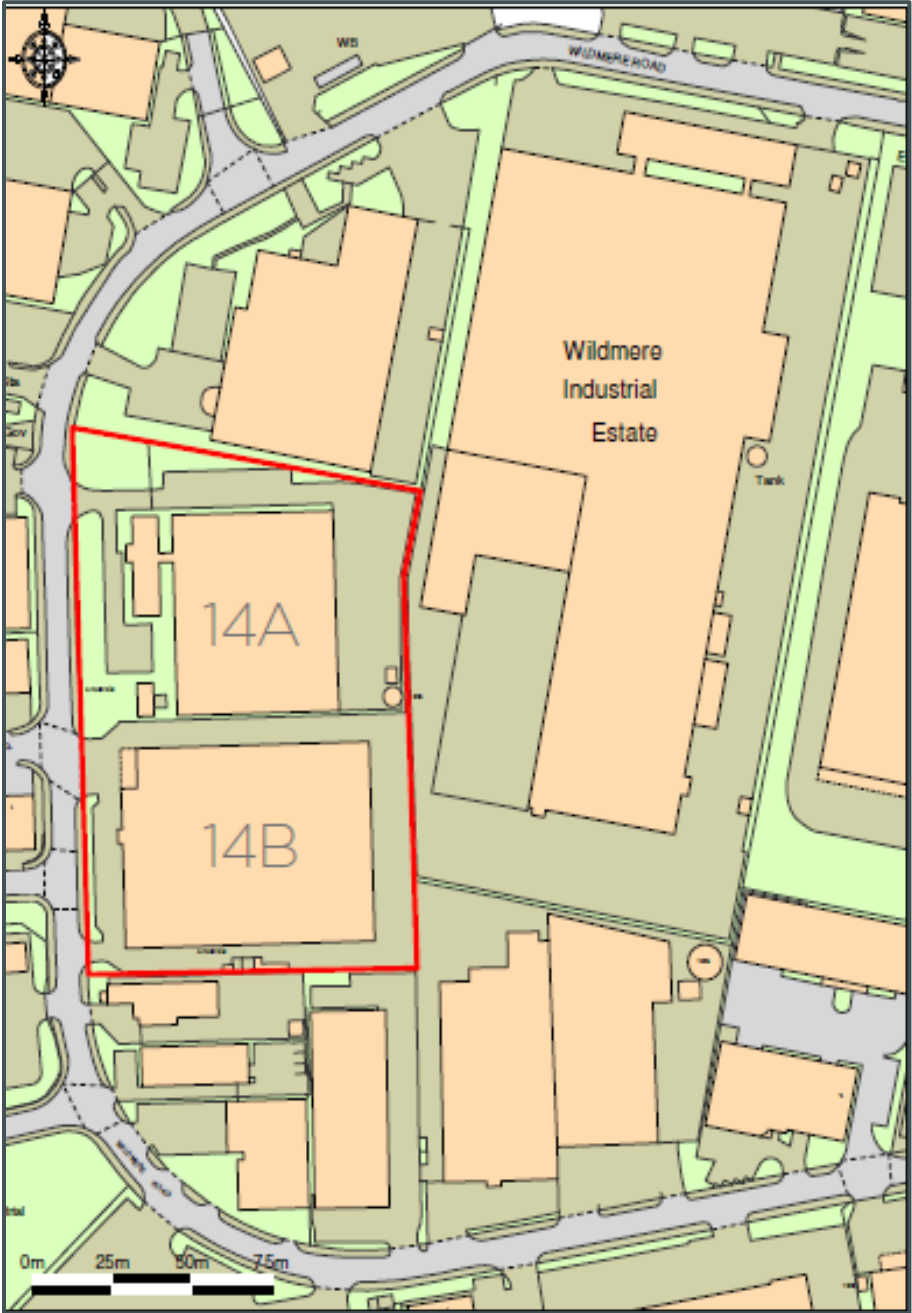
### FLOOR AREAS

Unit 14a	Sq Ft	Sq M
Ground floor warehouse	30,340	2,819
Ground floor warehouse offices/stores	1,764	164
Ground floor office	2,777	258
First floor office	2,555	237
<b>Total</b>	<b>37,436</b>	<b>3,478</b>
Unit 14b	Sq Ft	Sq M
Ground floor warehouse	45,917	4,266
Ground floor office	2,863	266
First floor office	2,669	248
<b>Total</b>	<b>51,451</b>	<b>4,780</b>





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