

For Sale/May Let
Rarely Available Long Leasehold Modern Office

CBRE

Hindle House Banbury Business Park Oxfordshire OX17 3DZ

14,160 Sq Ft (1,314 Sq M) Approx



Hindle House, Banbury Business Park, Oxfordshire, OX17 3DZ

Location

The property is located within the Banbury Business Park, which is found 3 miles south of Banbury and 22 miles North of Oxford City Centre, in the village of Adderbury off the B4100. The property is equidistant to Junctions 10 and 11 of the M40 and the nearest train station is within Banbury.

Description

The property comprises a two storey modern office building, which was built in 2007, constructed of a steel frame with brick elevations under a profile steel roof. The building frontage has a feature curved glazed elevation. The building sits in the middle of the site and benefits from 87 car parking spaces including 4 disabled spaces. Access to the site is controlled by security barriers. The building benefits from the following features:-

- Rarely available
- Modern building
- Established business location
- PV solar panels
- Open plan office layout
- Gated access
- Entrance/ Reception lobby
- 13 Person lift

Accommodation

The unit comprises the approximate following net internal areas:-

Accommodation	Sq Ft	Sq M
Ground Floor	6,842	635.7
First Floor	7,318	678.8
Total	14,160	1,314.5

Outgoings

Long Leasehold Price	Leasehold Interest	Rateable Value	Service Charge	EPC
£2,900,000	990 years from 2006	£156,000	On application	C – 64

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

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