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OFFICE - FOR SALE

**Eddisons**

Incorporating Budworth Hardcastle



**UNIT 7, SOMERVILLE COURT, TRINITY WAY, ADDERBURY, BANBURY,  
OXFORDSHIRE, OX17 3SN**

**Price: Offers requested**

**Size: 2,479 sq ft (230.3 sq m)**

- Self-contained ground and first floor modern office suites.
- Excellent car parking facilities having 12 spaces. Ratio 1:171.
- Air conditioning
- WC and kitchen facilities

## LOCATION

Banbury is the principle commercial 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 to the south of Banbury on the edge of the attractive village of Adderbury with excellent access to both Junctions 10 and 11 of the M40.

What3words – wand.joins.however

## DESCRIPTION

The premises comprise modern ground and first floor self contained offices with cavity brick walls under a tiled roof with double glazed aluminium powder coated doors and windows.

The premises are fitted with kitchen facilities and separate male/female/disabled wc's. Heating is provided via wall mounted wet radiator system and air conditioning units.

The floors are largely open plan with some partitioned off areas with suspended ceilings fitted throughout, carpeting and perimeter trunking.

Parking for 12 cars giving an excellent parking ratio of 1:171.

## SERVICES

We understand that all mains services are connected or available to the premises including single and three phase electricity, water and gas. None of the services have been tested by the agents.

## ACCOMMODATION

The accommodation has been measured on a net internal basis as follows:

2,479 sq.ft. (230.3 sqm) GIA

## PLANNING

The property has been occupied for office use currently classified as Class E (Office) use and the areas covered by the Cherwell Local Plan. Further details from the planning department on 01295 227001.

## PRICE

Offers requested. Further details from the agent.

## VAT

All figures quoted are exclusive of VAT which is believed to be applicable.

## SERVICE CHARGE

A service charge is payable covering landscaping and maintenance of common areas. Details available from the agent.

## RATES

According to the Valuation Office Website, this property under the address of Unit 7 Somerville Court, Trinity Way, Adderbury, has a rateable value figure of £27,750. The business rates multiplier for the financial year 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025 is 49.9p in the £ for all properties with a rateable value below £51,000.

Any prospective purchaser should make their own enquiries to the Rating Department on 01295 227001.

## TENURE

The property is held on a 999 year lease (less 3 days) from the 7<sup>th</sup> of July 1997.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the transaction being agreed.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The property is currently undergoing re-assessment from the previous EPC rating of C. Further details from the agent.

## VIEWING

Viewings strictly via the agents Eddisons:

Gilbert Harvey  
07730 416962

[Gilbert.Harvey@eddisons.com](mailto:Gilbert.Harvey@eddisons.com)

Amanda Lawrence  
07814 739051

[Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

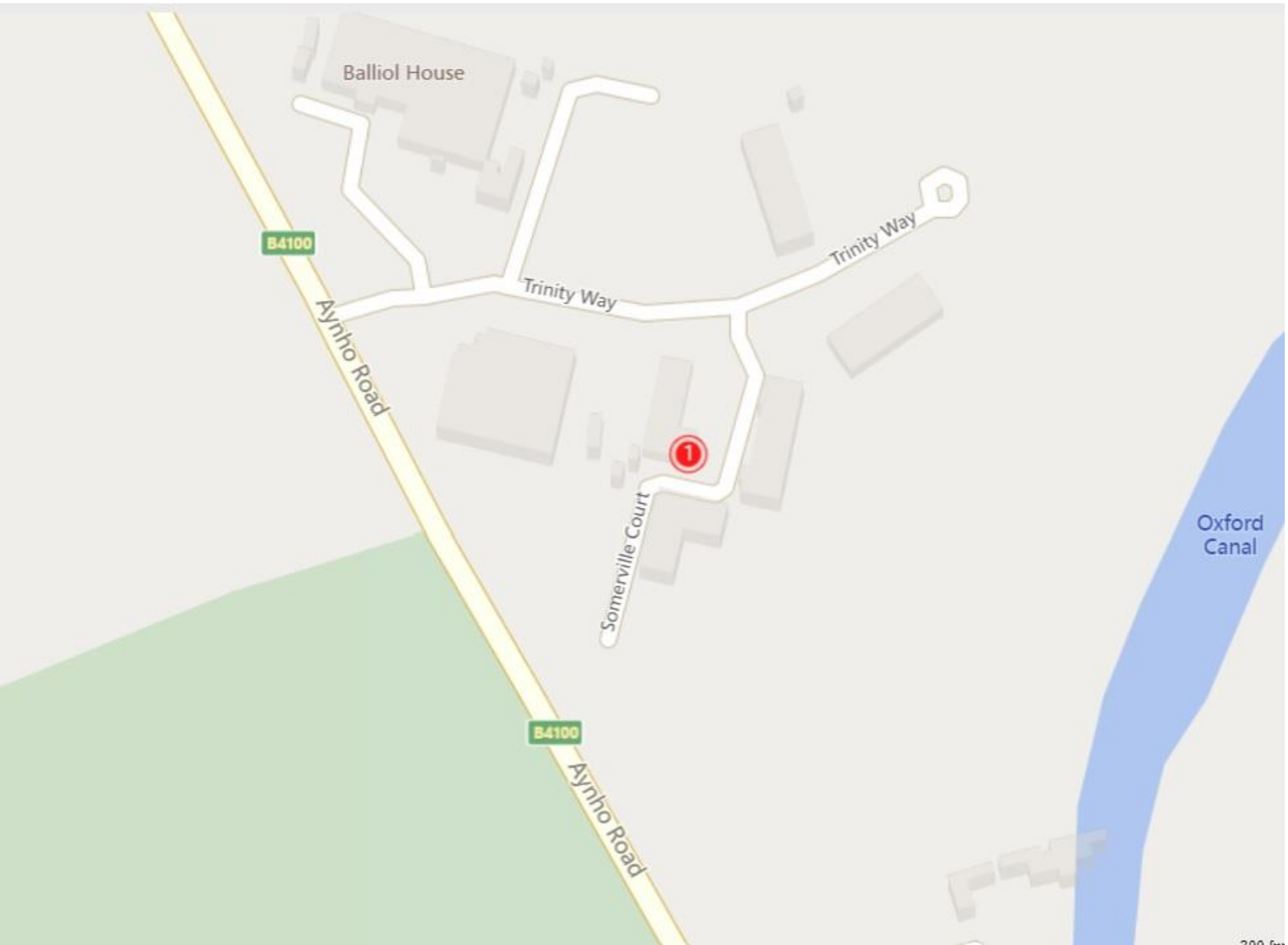
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### Important Information

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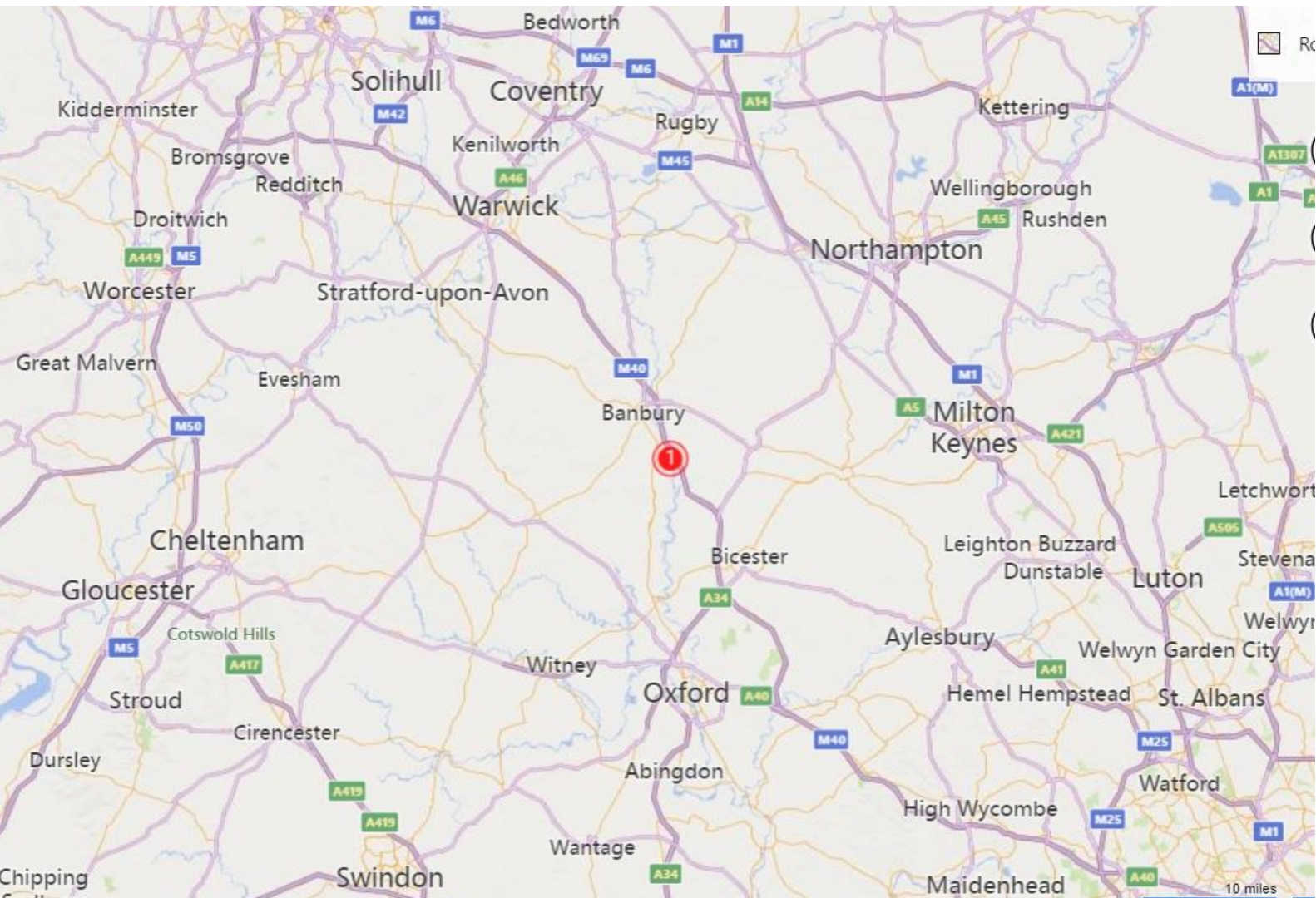
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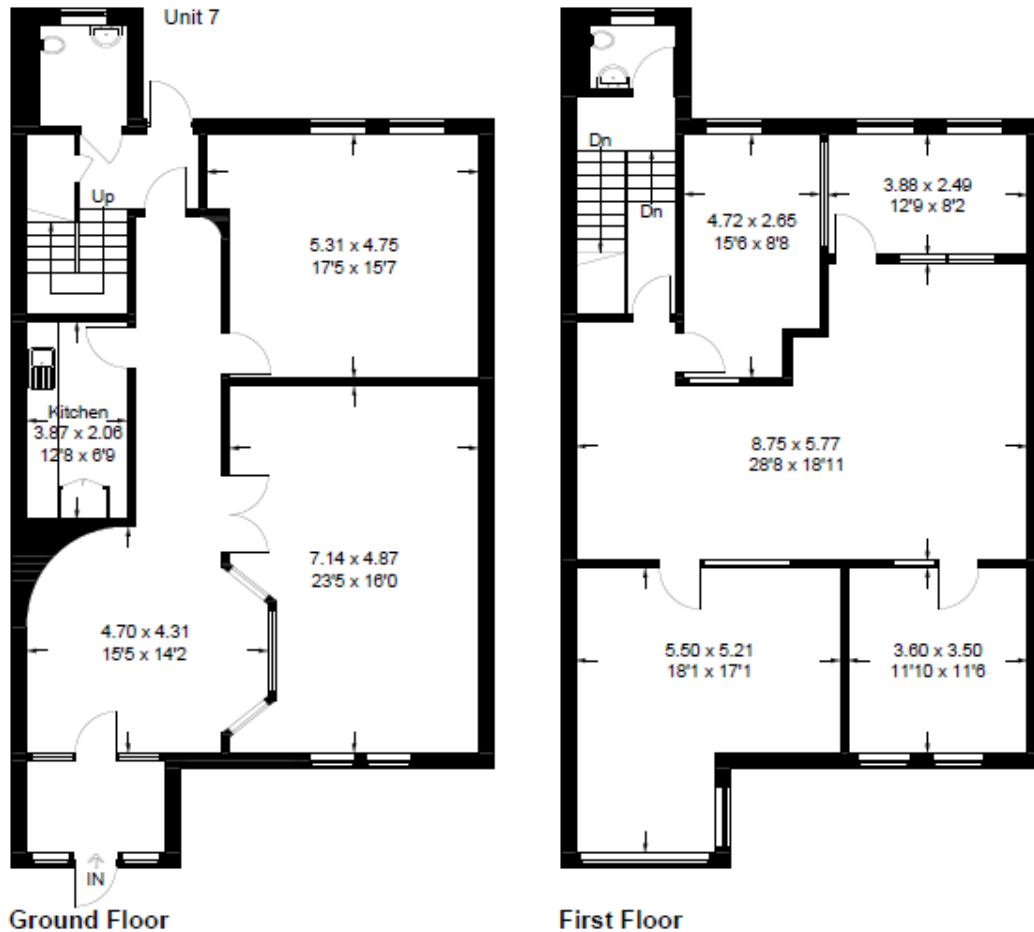
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Approximate Gross Internal Area  
 Ground Floor = 115.2 sq m / 1,240 sq ft  
 First Floor = 115.1 sq m / 1,239 sq ft  
 Total = 230.3 sq m / 2,479 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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