



INDUSTRIAL/WORKSHOP UNIT - TO BE REFURBISHED

UNIT 2 CHERWELL VALLEY BUSINESS PARK, BANBURY,
OXFORDSHIRE, OX17 3AA

- Roller shutter loading door
- Storage/parking area
- 3 phase electricity
- EPC Rating C

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TO LET - £58,572 PAX | 6,508 sq ft (604.61 sq m)

Banbury

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white
commercial.co.uk

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LOCATION

Cherwell Valley Business Park, an 18 acre mixed commercial use site, is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport t/a Evolution Services Europe Limited and Ann Savva Group. The Unit is located toward the middle and is accessed via the internal access roadway.

DESCRIPTION

Unit 2 is an industrial/workshop unit, with roller shutter access door to the front elevation. The property has concrete floors, with composite panelling to eaves, under a pitched profile sheet roof with rooflights. The unit will be available refurbished.

The unit features the following:

- Roller shutter loading door to front elevation
- Height to eaves 6.2m
- Hardstanding concrete apron storage/parking area to front elevation
- 3 phase electricity

ACCOMMODATION

The property has the following (approximate) gross internal floor area.

Floor	Use	sq ft	sq m
Ground	Industrial/Storage	6,508	604.61

SERVICES

The property benefits from connection to mains water and 3-phase electricity. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

SERVICE CHARGE & BUILDINGS INSURANCE

There is a service charge payable in connection with the wider estate and the estimated cost for Unit 2 is £2,635.23 per annum. The landlord will insure the building and the cost will be recovered by the tenant. The current cost is £2,631.32 per annum.

BUSINESS RATES

The current Rates payable for Unit 2 is £6,338 per annum. Further information will be available via the local charging authority.

LEASE & RENTAL TERMS

The property is available on a new fully repairing and insuring lease at £58,572 per annum exclusive of other outgoings, subject to contract.

EPC

The property has an EPC rating of C(58).

VAT

VAT will be chargeable in addition to the rent and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown & Co

Clive Thompson

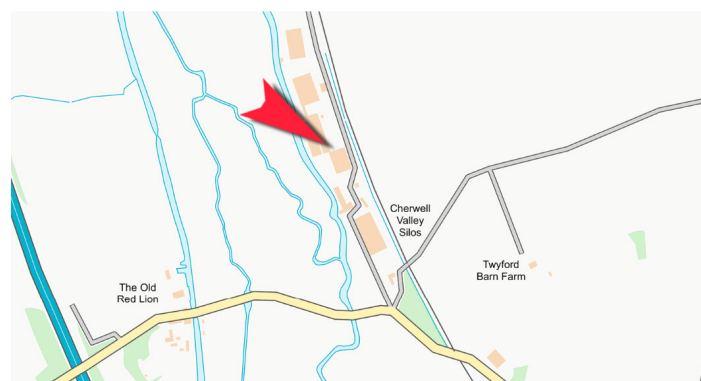
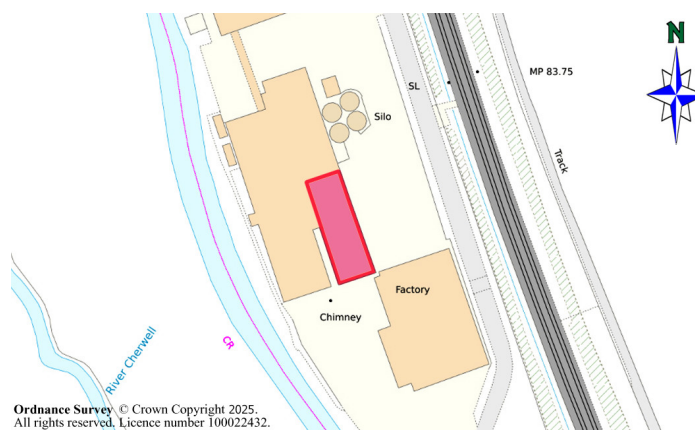
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