



8 SOMERVILLE COURT, BANBURY BUSINESS PARK, TRINITY WAY BANBURY, OXFORDSHIRE OX17 3SN

MODERN OFFICE SUITES

- Modern ground & first floor office suites
- Air conditioning, wc & kitchen facilities
- Car parking
- EPC Rating D

FOR SALE – £425,000 For the Freehold
3,002 sq ft (278.90 sq m)

Contact **Tim Humphrey**
Brown & Co Banbury
01295 220210
tim.humphrey@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

white
commercial.co.uk

LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham) and is rapidly expanding town with a population of 54,335 (census 2021) and a District population of approximately 160,000. .

The property is located on the popular Banbury Business Park which is located 3 miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 (7 miles) and Junction 11 (6.5 miles) of the London to Birmingham M40 motorway.

DESCRIPTION

A two storey end of terrace office building which was built in the early 1990's and in 2023 the property was refurbished to provide 3 individual office suites, together with kitchen facilities serving both ground and first floors.

The ground floor and first floor rear suites are currently both vacant with the first floor front suite currently leased to Fat Panda First Aid Training Limited on a 3 year lease at a rent of £9,850 per annum exclusive, expiring March 2026.

The whole building has 15 allocated car parking spaces, with current tenant 'Fat Panda' occupying 4 of these spaces (granted on a ratio of 1:200 sq ft).

ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards.

Floor	Unit	sq ft	sq m
First Floor	Ground floor suite	1,570	145.85
First	Front suite	882	81.95
	Rear Suite	550	51.10
Total		3,002	278.90

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.

BUSINESS RATES

The Rateable Values are as follows:

Ground floor - £22,500
First floor front - £13,000
First floor Rear - £8,000

SERVICE CHARGE & BUILDINGS INSURANCE

There is a service charge payable in connection with the wider estate, the costs of which is £3,207.48 and the buildings insurance premium at £1,301.35. Full details and a copy of the budget and current building apportionment is available upon request.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 11-Jun-25.

TERMS

The property is available on a virtual freehold basis (the long-leasehold interest having 972 years remaining at the time of writing) with offers invited in the region of £425,000.

VAT

We are advised that VAT will be chargeable in addition to the purchase price.

EPC RATING

The property has an EPC rating of D (77).

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

Please contact the joint agents:

Tel: 01295 220210 / 07920 230311

Email: tim.humphrey@brown-co.com

chris@whitecommercial.co.uk or
harvey@whitecommercial.co.uk

