



Safety House and Unit 13

Hanborough Business Park, Oxfordshire, OX29 8LJ

Secure long let commercial investment in Oxfordshire

17,000 sq ft
(1,579.35 sq m)

- Offers over £2,250,000
- NIY of 8.00% assuming standard purchasers costs
- Low Capital Value of £132 psf
- Passing Rent £192,000 pa (£11.29 psf)
- Opportunity for asset management via upcoming rent reviews

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Summary

Available Size	17,000 sq ft
Price	Offers from £2,250,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

Units 11 & 12, known as Safety House, and Unit 13, are modern buildings comprising office and industrial accommodation. Safety House includes the central office block, laid out for the tenants testing, teaching and office requirements with adjoining light industrial space used for their teaching and offering useful and highly popular hybrid accommodation. Unit 13 is laid out as a showroom, office and storage accommodation for the tenants ReCare. The units benefit from a generous parking allocation of 61 spaces.

Safety House (Units 11 & 12)

Tenant: Safety Services (U.K.) Limited

Term: 20 years ending 20th July 2036

Rent: £144,000 pa (£11.77 psf)

Rent Review: 21 July 2026 and every third anniversary

Unit 13

Tenant: Recare Limited

Term: 8 years ending 24th November 2032

Rent: £48,000 pa (£10.07 psf)

Rent Review: Every third anniversary

Break: Mutual Break Option on 24 November 2029

Location

Situated on the A4095 approximately 7 miles north west of Oxford, Long Hanborough provides a strong and well regarded regional business centre with good access to Oxford. Long Hanborough also benefits from a train station on the Worcester to London mainline with regular access to Oxford and London.

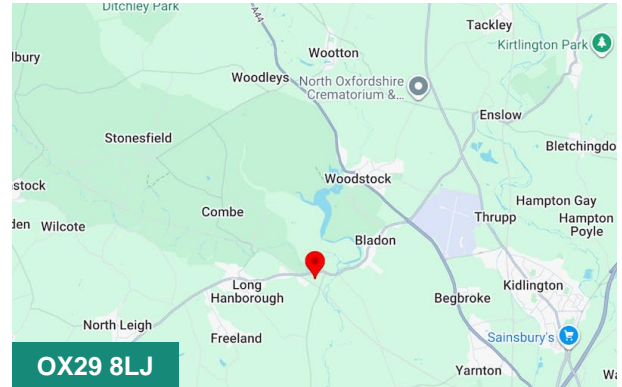
Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Unit 13	3,528	327.76	Occupied
1st - Unit 13	1,239	115.11	Occupied
Ground - Safety House	5,198	482.91	Occupied
Ground - Safety House - Warehouse	1,896	176.14	Occupied
1st - Safety House	5,139	477.43	Occupied
Total	17,000	1,579.35	

Terms

The Freehold interest in the property is available, subject to contract and the existing tenancies, for £2,250,000 exclusive of VAT



Viewing & Further Information



Edward Lifely

01865 883364 | 07464492953

edward@benedicts.co.uk