



## INDUSTRIAL WORKSHOP UNIT WITH EXTERNAL STORAGE YARD

UNIT 8 , CHERWELL VALLEY BUSINESS PARK, BANBURY,  
OXFORDSHIRE, OX17 3AA

- 4x roller shutter doors to the front elevation
- Large Hardstanding external yard area
- Mezzanine offices
- EPC Rating D-E

**TO LET - £75,600 PAX | 7,590 sq ft (705.05 sq m)**

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**LOCATION**

Cherwell Valley Business Park 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 Uniform Express. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

**DESCRIPTION**

Unit 8 is an industrial/workshop unit, with 4x full height roller shutter access doors to the front elevation. The property has concrete floors, internal block walls to approximately 2 metres, with composite panelling to eaves, under a pitched profile sheet roof with rooflights. A full height blockwork dividing wall currently separates Bays 1-2 from Bays 3-4. The unit features the following:

- 4x roller shutter doors to the front elevation
- Large handstanding concrete apron storage/parking area to front elevation
- 3-phase electricity
- 6.9m clear height and 6.25 m to haunch
- Mezzanine offices and welfare facilities

**ACCOMMODATION**

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

Unit 8	sq m	sq ft
Ground Floor - Industrial/Storage	598.90	6,447
First floor - Offices	106.15	1,143
<b>Total GIA</b>	<b>705.05</b>	<b>7,590</b>

**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.

**BUSINESS RATES**

The current Rates payable for Unit 8a is £7,984 per annum and for Unit 8b is £2,571.72 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 £75,600 per annum exclusive of other outgoings, subject to contract.

**SERVICE CHARGE & BUILDINGS INSURANCE**

There is a service charge payable in connection with the wider estate and the estimated cost for Unit 8 is £3,790 per annum. The landlord will insure the building and the cost will be recovered by the tenant.

**EPC**

Unit 8a has an EPC rating of E(125) and Unit 8b has an EPC Rating of D(79).

**IMPORTANT NOTICES**

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**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:

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