

## LIGHT INDUSTRIAL/BUSINESS UNIT

UNIT 11 APOLLO BUSINESS PARK, WROXTON, OX15 6AY

- Sectional overhead loading door
- 3-phase electricity
- First floor mezzanine
- Good car parking & loading provision

**Clive Thompson**

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**TO LET - £19,000 PAX (no VAT) | 1,707 sq ft (158.60 sq m)**

**Banbury**

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**BROWN & CO**

## LOCATION

The village of Wroxton lies three miles to the West of Banbury along the A422 (Stratford upon Avon Road). The Business Park is approached by taking the road sign posted for Apollo Park and Horley (Ironstone Lane) approximately half a mile outside Wroxton heading towards Stratford upon Avon.

## DESCRIPTION

A modern development of light industrial business units, Unit 11 of which is available to let.

The buildings are of steel portal frame construction with a sectional overhead loading door and separate pedestrian door. There is LED lighting, small kitchenette and WC to the rear.

More particularly the unit features the following:-

- 6m eaves.
- 646 sq ft mezzanine first floor.
- Three phase electricity.
- Floor loading approximately 35 KN/M.
- Modern easy to maintain design.
- Good car parking and loading provision.

## ACCOMMODATION

The property provides the following gross internal floor area:

Unit 11	Sq ft	Sqm
Ground floor	1,061	98.59
First floor mezzanine	646	60.01
Total GIA	1,707	158.60

## SERVICES

Mains electricity and water are connected, drainage is to a private system. 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 Rateable Value for the premises is £13,250 and we estimate that the rates payable would be £5,856.50. Occupiers are responsible and to make their own enquiries with regarding to the business rates payable.

## LEASE & RENTAL TERMS

A new lease is offered on terms to be agreed by negotiation at a rent of £19,000 per annum (no VAT). We envisage a 6 year lease with midterm break option and rent review.

## IMPORTANT NOTICES

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## EPC

The property has an EPC rating of B.

## VAT

We are advised that VAT is not applicable to the rent however, service charge carries VAT.

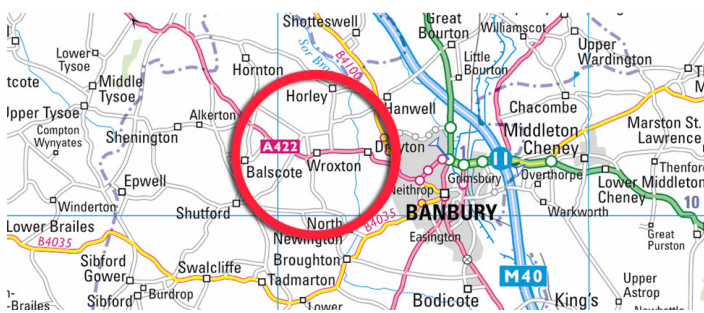
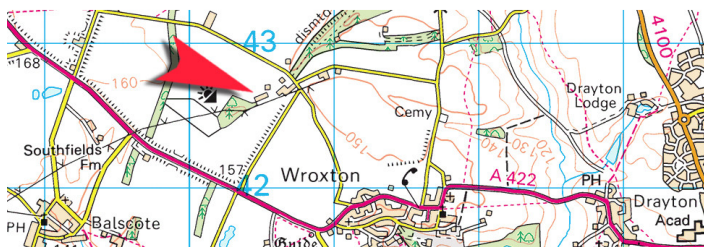
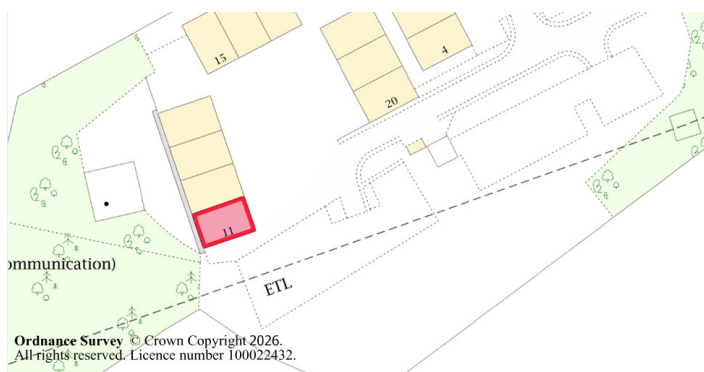
## LEGAL COSTS

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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