



MODERN LIGHT INDUSTRIAL PREMISES

UNIT 4, THE IO CENTRE, JUGGLERS CLOSE, BANBURY, OX16 3TA

BROWN & CO



UNIT 4, THE IO CENTRE, JUGGLERS CLOSE, BANBURY, OX16 3TA

MODERN LIGHT INDUSTRIAL PREMISES TO LET - £135,000 PAX

- Modern, high quality and well-maintained unit
- Excellent loading facilities with twin full-height electric sliding doors
- Clear span warehouse with good quality office provision
- Extensive forecourt and parking for 24 vehicles
- Prime industrial location



DESCRIPTION

Unit 4 forms part of the well-established IO Centre, located on Jugglers Close within the popular Wildmere Road Industrial Estate, Banbury's primary industrial and distribution location. The IO Centre comprises an attractive scheme of eight modern, purpose-built warehouse/industrial units constructed circa 2005.

The property is of steel portal frame construction with external full height insulated cladding and blockwork walls to lower level, with double-skin insulated cladding to both elevations and roof. The units has a pitched profile steel roof. Internally, the accommodation provides clear span warehouse space with integrated two-storey offices to the right-hand side, incorporating open-plan workspace, a separate meeting room and staff welfare facilities, including an accessible WC.

The warehouse benefits from twin full-height electrically operated loading doors positioned on the left-hand elevation, facilitating efficient loading and circulation. The unit has an eaves height of approximately 6.0 meters (to underside of haunch) and a ridge height of approximately 7.4 metres. Externally, the property features a generously sized block-paved forecourt providing loading access and car parking for approximately 24 vehicles.

DESCRIPTION	Sq.ft	Sq.m
Warehouse	13,769	1,279.13
Offices	1,030	95.65
TOTAL GIA	14,798	1,374.78

LOCATION

The IO Centre is strategically located on Jugglers Close within the established Wildmere Road Industrial Estate, widely regarded as Banbury's premier industrial and trade location. The estate benefits from a strong concentration of national and regional occupiers and is situated approximately 1.5 miles north-east of Banbury town centre. The property also enjoys excellent access to Junction 11 of the M40 motorway, located approximately 2 miles away, providing direct links to Birmingham, London and the wider national motorway network. Banbury itself is a key commercial centre in North Oxfordshire, benefiting from excellent road and rail connectivity. The town provides a wide range of amenities including retail, banking and food outlets, making it an attractive base for occupiers and their workforce.

SERVICES

Mains gas, electric, water and drainage. We have not carried out tests on any of the services or appliances and interested parties

should arrange their own tests to ensure these are in working order.

BUSINESS RATES

The property has a rateable value of £102,000.

LEASE & RENTAL TERMS

The premises is available to let on a fully repairing and insuring basis at an annual rent of £135,000, terms to be agreed by negotiation. It is anticipated the unit will be available from September 2026

EPC

The property has a historical EPC rating of C. It is currently being assessed and the new certificate will be available.

VAT

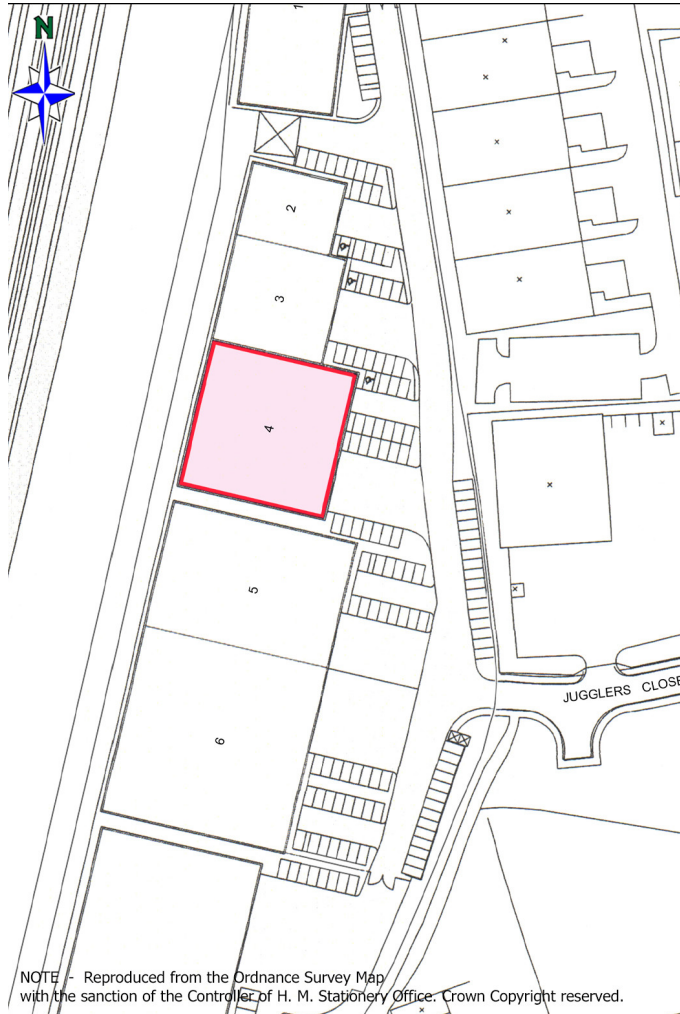
It is understood that VAT is applicable.

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 Banbury Office.



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