



## MODERN SELF-CONTAINED OFFICE SUITES WITH RURAL OUTLOOK

UNIT 6 & 7 BLOXHAM GROVE OFFICES, BANBURY,  
OXFORDSHIRE, OX15 4LL

- On-Site car parking spaces
- Attractive rural setting
- Flexible self-contained accommodation
- High speed broadband available

**Dilek Naylor**

Brown & Co

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**TO LET £7,250 - £15,250 P.A.X. | 500 sq ft - 1,000 sq ft  
(46.45 sq m - 92.9 sq m)**

**Banbury**

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E [banbury@brown-co.com](mailto:banbury@brown-co.com)

**BROWN & CO**

## LOCATION

Bloxham Grove is located immediately to the south of Banbury, accessed from the A361 Bloxham Road. The property is situated approximately 1.5 miles from the A361, at the entrance to Bloxham village from Banbury, and enjoys a pleasant rural outlook.

Banbury is a well-established market town providing excellent road communications, with Junction 11 of the M40 motorway located nearby, offering direct links to Birmingham (circa 40 miles) and London (circa 70 miles). Mainline rail services are available from Banbury railway station, providing connections to London Marylebone and the wider national network.

## DESCRIPTION

Units 6 and 7 comprise well-presented, self-contained office suites forming part of the established Bloxham Grove Office development. The accommodation is available either separately or combined, as the units can be interconnected internally, providing flexibility for occupiers requiring either individual suites or a larger, contiguous office space.

Internally, the offices offer a functional and modern working environment, finished with solid concrete floor construction (Unit 7 is currently carpeted) and a suspended ceiling incorporating recessed lighting, creating bright and efficient office accommodation.

The units are arranged predominantly as open-plan office accommodation, with each unit has its own WC facilities. Externally, the property benefits from substantial on-site car parking and enjoys views over the surrounding open countryside, providing an attractive working environment within a semi-rural setting.

## ACCOMMODATION

The property has the following (approximate) net internal floor areas.

Description	Sqft	Sqm
Unit 6	500	46.45
Unit 7	500	46.45
Total NIA	1,000	92.90

## SERVICES

Mains electricity via separate meters. These services have not been tested.

## SERVICE CHARGE/MAINTANENCE COSTS

A service charge of £500 per annum will be levied and any other abnormal expenses incurred during the term of the lease on a pro-rata basis. Further details available upon request.

## BUSINESS RATES

Sole businesses will be able to apply for 100% rate relief.

## LEASE & RENTAL TERMS

A new full repairing and insuring lease is offered for a term of five years, incorporating a mutual break option at 2.5 years.

## EPC

An Energy Performance Certificate had been commissioned and will be made 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 sale.

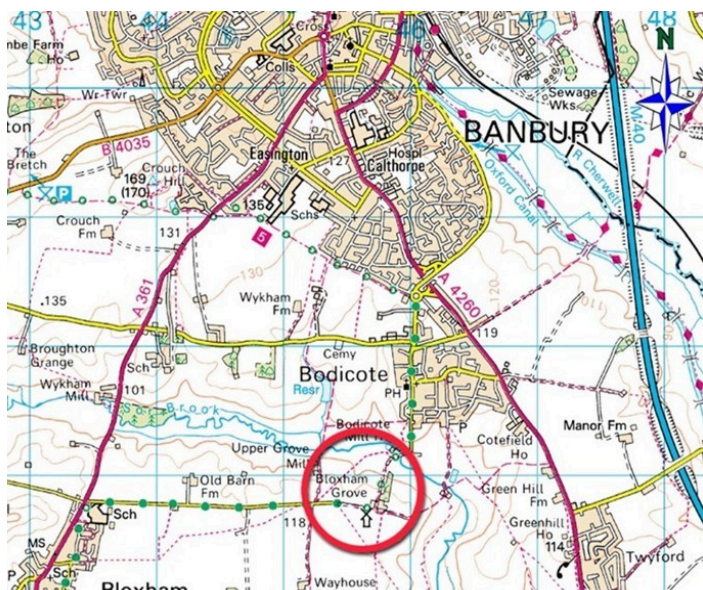
## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

## AGENT

Dilek Naylor  
01295 220214 | 07917 923987  
dilek.naylor@brown-co.com



## IMPORTANT NOTICES

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