

GRADE A OPEN PLAN OFFICE

THE STABLES, MANOR FARM BUSINESS PARK,
APPLETREE ROAD, CHIPPING WARDEN
BANBURY OX17 1LH

- Modern high quality open plan first floor office
- Kitchenette and WC facilities
- Carpeted, electric heating
- Parking

TO LET £10,000 P.A.X. | 714 sq ft (66.39 sq m)

Dilek Naylor

Brown & Co
M: 07917 923987
T: 01295 273555
E: dilek.naylor@brown-co.com

Tim Humphrey

Brown & Co
M: 07971 974229
T: 01295 273555
E: tim.humphrey@brown-co.com

Banbury
6 Manor Park, Banbury Oxfordshire OX16 3TB
T 01295 273555 | E dilek.naylor@brown-co.com

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LOCATION

Manor Farm Business Park is located off the A361 at Chipping Warden, offering excellent connectivity to the surrounding regional centres. The Park lies approximately 5 miles north of Banbury and 11 miles south of Daventry, making it well positioned for businesses serving both Oxfordshire and Northamptonshire.

Banbury provides convenient access to the M40 motorway, while Daventry offers straightforward routes to the M1 via Junctions 16 and 18, ensuring strong north-south transport links. The Stables is accessed off the A361 into a wider Business Park and the office can be found to the rear elevation of the site.

DESCRIPTION

The Stables is an attractive stone constructed premises forming part of a wider Business Park of offices in a horseshoe configuration. The premises is situated on the first floor of an end unit with double access and personnel doors to the front elevation. Internally, the first floor offices are of a modern, open plan design, carpeted with exposed timbered cross beams, LED lights, double glazed windows and doors, perimeter network trunking and electrical points. Integral WC's and kitchen facility.

Externally, there is a shared grassed courtyard area/communal space and substantial parking available. The property also features the following:-

- Open plan office space
- WC facilities
- Kitchenette
- Car parking
- Electric heating
- Carpeted
- Glazed partitions
- Broadband is available by way of a new connection via GigaClear

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqft	Sqm
First Floor	714	66.39

SERVICES

The property benefits from all mains services with the exception of gas. 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

Business Rates will be assessed.

ESTATE SERVICE CHARGE

The estate service charge paid by the Landlord will be split on a fair and reasonable proportion and recharged.

RECHARGE OF SERVICES

Except where separately metered, all services (electricity, water and drainage etc) will be recharged on a fair and reasonable basis.

LEASE & RENTAL TERMS

Available to let on terms to be negotiated, however, consideration will be given to a minimum initial 3 year term.

EPC

The property has an EPC rating of B.

VAT

We understand that VAT will be charged on this transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

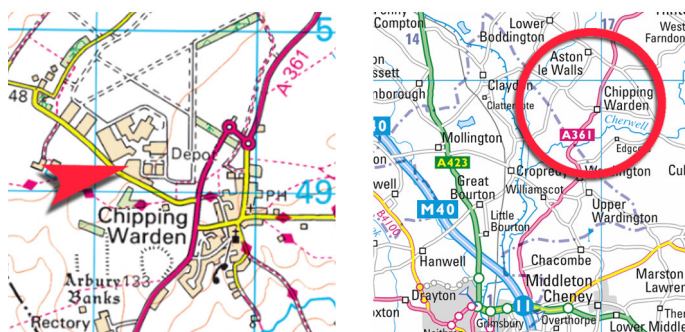
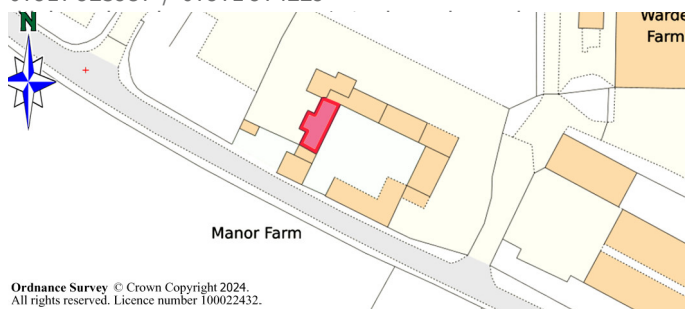
VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

AGENT

Dilek Naylor / Tim Humphrey
01295 273555 option 1
07917 923987 / 07971 974229



IMPORTANT NOTICES

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Banbury

6 Manor Park, Banbury
Oxfordshire OX16 3TB

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Property and Business Consultants