

# Former Innoval Technology Building, Beaumont Close, Banbury, OX16 1TQ

To Let – Laboratory/Hi-Tech/Office Premises of 8,968 sq ft (inc. 32+ car parking spaces)





Sq Ft	Sq M	Rent Per Annum	Building Insurance Per Annum	Service Charge Per Annum	Business Rates	EPC
8,968	833.15	£90,000	£8,065.58 (24/25)	N/A	£74,000	E - 103

### Location

The Former Innoval Technology building is situated on Beaumont Close, accessed from the Beaumont Road Industrial Estate and just 1 mile from Junction 11 of the M40. Amenities close by include Starbucks, Waitrose, Aldi, Tesco Superstores and the Banbury Cross Retail Park with numerous shops & restaurants.

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and a catchment of approximately 265,000.

### Description

The accommodation comprises ground floor office/laboratory/research and development space with stores. Constructed around a steel frame incorporating concrete floors and brick elevations under pitched tiled roofs, the property features both wall-mounted electric heating, gas fired central heating to radiators, three-phase power supply, suspended ceilings with recessed lighting, reception, kitchen facilities and breakout areas.

The building is situated within a landscaped estate with over 32 car parking spaces.

### Accommodation

(Measured in accordance with the RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Office & Labs	5,685	528.15
	Stores	2,745	255.00
	Stores with Loading	538	50.00
<b>Total</b>		<b>8,968</b>	<b>833.15</b>

### Terms & VAT

The property is available on new fully repairing and insuring lease at a rental of £90,000 per annum exclusive.

VAT will be payable in addition at the standard rate.

### Services

We understand that all main services are provided to the property including gas. None of the above services have been tested by the agents.

### Service Charge

There is no service charge payable.

### Business Rates

The Rateable Value is £74,000. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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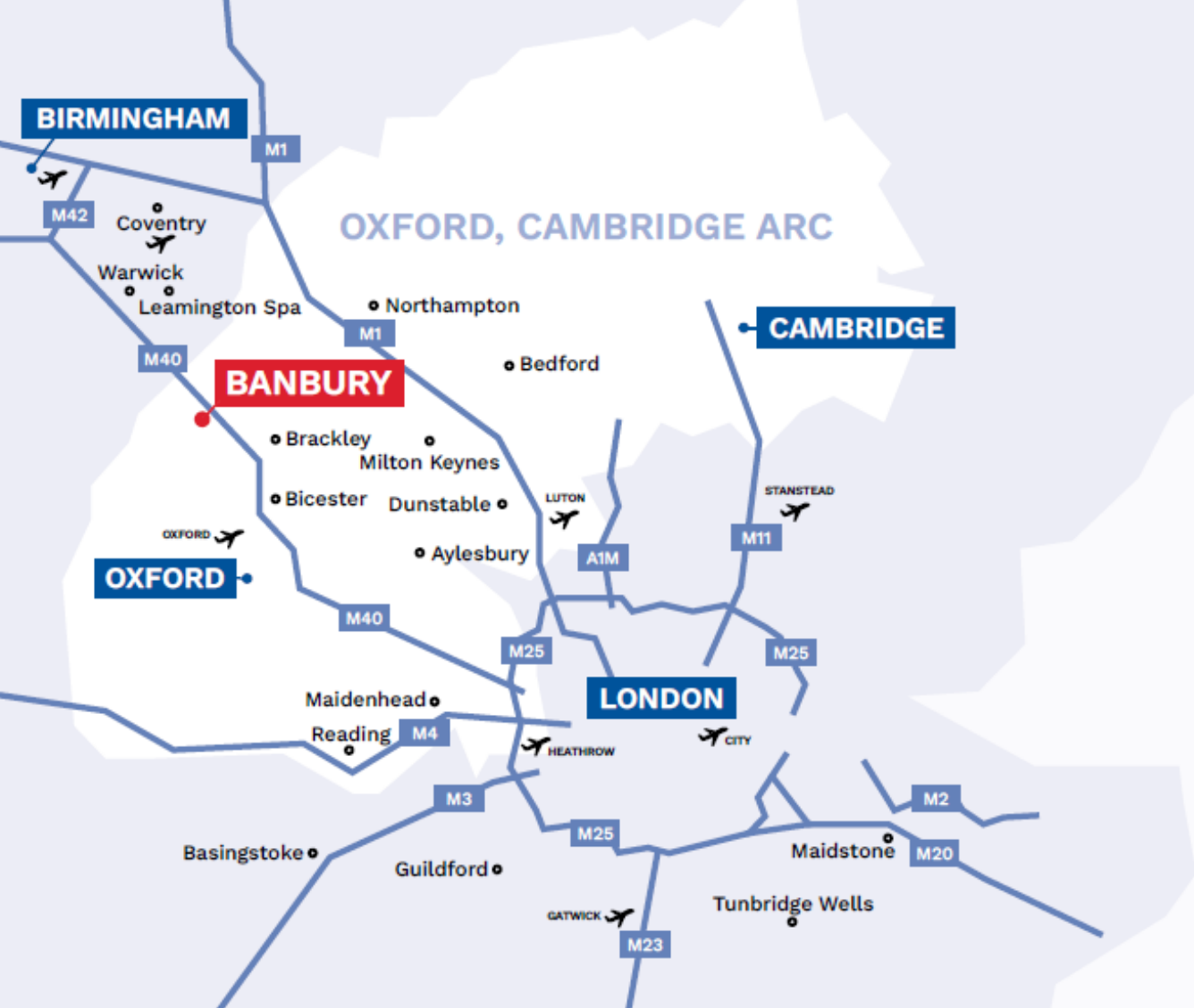


Chris White

Harvey White

### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. June 2025.



# BANBURY

## Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

## LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.

