

# Unit 8 Somerville Court Office Suites, Banbury Business Park, Adderbury, OX17 3SN

## Modern Office Suites

785 sq ft & 550 sq ft – Available For Lease





## Location

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham).

The building is located on the popular Banbury Business Park, located just three miles south of Banbury on the edge of the attractive village of Adderbury, benefitting from excellent access to both Junctions 10 and 11 of the M40.

## Description

The modern office building is available fully refurbished and has been configured to provide self-contained ground and first floor office suites, each benefitting from communal kitchens and separate male/female/disabled WC's. Heating is provided via wall-mounted radiators.

The suites are arranged to open plan. A wide variety of uses can be considered by the landlords under the new single service, business and commercial use classification – Class E – subject to review and confirmation of intended operations.

The building benefits from good car parking facilities and apportionment. Please refer to the table above for the main financial considerations.

## Accommodation

Areas have been measured in accordance with plans produced by Streamline Office Services. See table above for areas.

## Terms

The office suites are available on new *effective* fully repairing and insuring leases, on terms to be agreed. Flexible terms will be considered from just 6 months upwards.

## Service charge

A service charge is payable, covering landscaping, maintenance of the common areas and external building maintenance – a copy of the service charge budget is available upon request. The charge will also include the cleaning of the common parts of the building.

## Services

We understand that all mains' services are connected to the premises, including three phase electricity. We advise these services have not been tested by the agents.

## Rateable value

The Rateable Values for each suite are to be assessed by the Valuation Office Agency upon occupation. A guesstimate for each suite has been assessed – see the table above.

## VAT

VAT is payable in addition at the standard rate.

## Viewing and further information

For further information, please contact the joint agents:-

Chris or Harvey White

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Chris White



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## 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. November 2024.