

# TO LET

UNIT 2 CHERWELL VALLEY BUSINESS PARK, BANBURY, OX17 3AS  
6,508 Sq Ft

- 25% OFF FIRST YEAR RENT
- Full Size Roller Shutter
- 6.4 meter Eaves Height
- Large loading zone

2

No Smoking

Uniform Express  
01295 709774  
www.uniformexpress.co.uk

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## UNIT 2 CHERWELL VALLEY BUSINESS PARK, TWYFORD ROAD, BANBURY, OXFORDSHIRE, OX17 3AS

Unit 2 is an industrial/workshop, with full height roller shutter access doors to the front elevation. The property has concrete floors, internal block walls to approximately 2 metres, with composite panelling to eaves, under a pitched profile sheet roof with rooflights.

The unit features the following:

- Roller shutter doors to the front elevation
- Large hardstanding concrete apron storage/parking area to front elevation
- 3-phase electricity
- 6.9m clear height and 6.25 m to haunch
- Offices and welfare facilities

### LOCATION

Cherwell Valley Business Park is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity. The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport t/a Evolution Services Europe Limited and Uniform Express. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

### Location

Unit 2 Cherwell Valley Business Park, Twyford Road, Banbury, OX17 3AS

### Legal Costs

Each party to bear their own legal cost

### Accommodation

Open plan warehouse with first floor office and breakout area over looking warehouse

### VAT

This property is subject to VAT

### Service Charge

£4,081.46 + VAT per annum

### Insurance

£1,216.11 + VAT per annum

### Additional Information

#### Rent

£65,080 Per Annum

#### EPC

This unit is rated a C

#### Viewing

Please get in touch should you wish to arrange a viewing or receive any additional information.

Gordon Everard

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