

Unit G4 Marley Way, Banbury, OX16 2RL

For Lease – Quality Mid-Terrace Trade Counter Unit – 3,558 sq ft



Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
3,558	330.54	£60,000	£3,452.65	£952.69	£24,500	C - 70

Location

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 an estimated catchment population of approximately 256,000.

Marley Way is located just off the A361 Southam Road (14,000 vehicle movements per day) which is accessed from Hennef Way (A422) providing access to the motorway network at Junction 11 of M40. The property is situated just North of Banbury Town centre and is one of the main trade destinations in Banbury, with other nearby occupiers including Tile Giant, B&Q, B&M, Toolstation, Graham Plumbers Merchants, Halfords and Waitrose.

Description

The mid-terrace trade counter unit benefits from a partially-glazed frontage with open plan trading area, level-loading entry door and good loading, together with parking. The unit has a generous eaves height of 6.9 meters.

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground/1st	Warehouse/Office	3,558	330.54
Total		3,558	330.54

Terms & VAT

Unit G4 is available on a new fully repairing and insuring lease, with terms to be agreed and subject to contract at a rent of £60,000 per annum exclusive. VAT will be payable in addition.

Service Charge

An annual service charge is payable, currently equating to £3,452.65 (2025). Full details and a copy of the budget is available upon request.

Services

We understand that all main services are provided to the property. None of these services have however been tested by the agents.

Business Rates

Unit G4 has a Rateable Value of £24,500. 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

www.whitecommercial.co.uk | 01295 271000

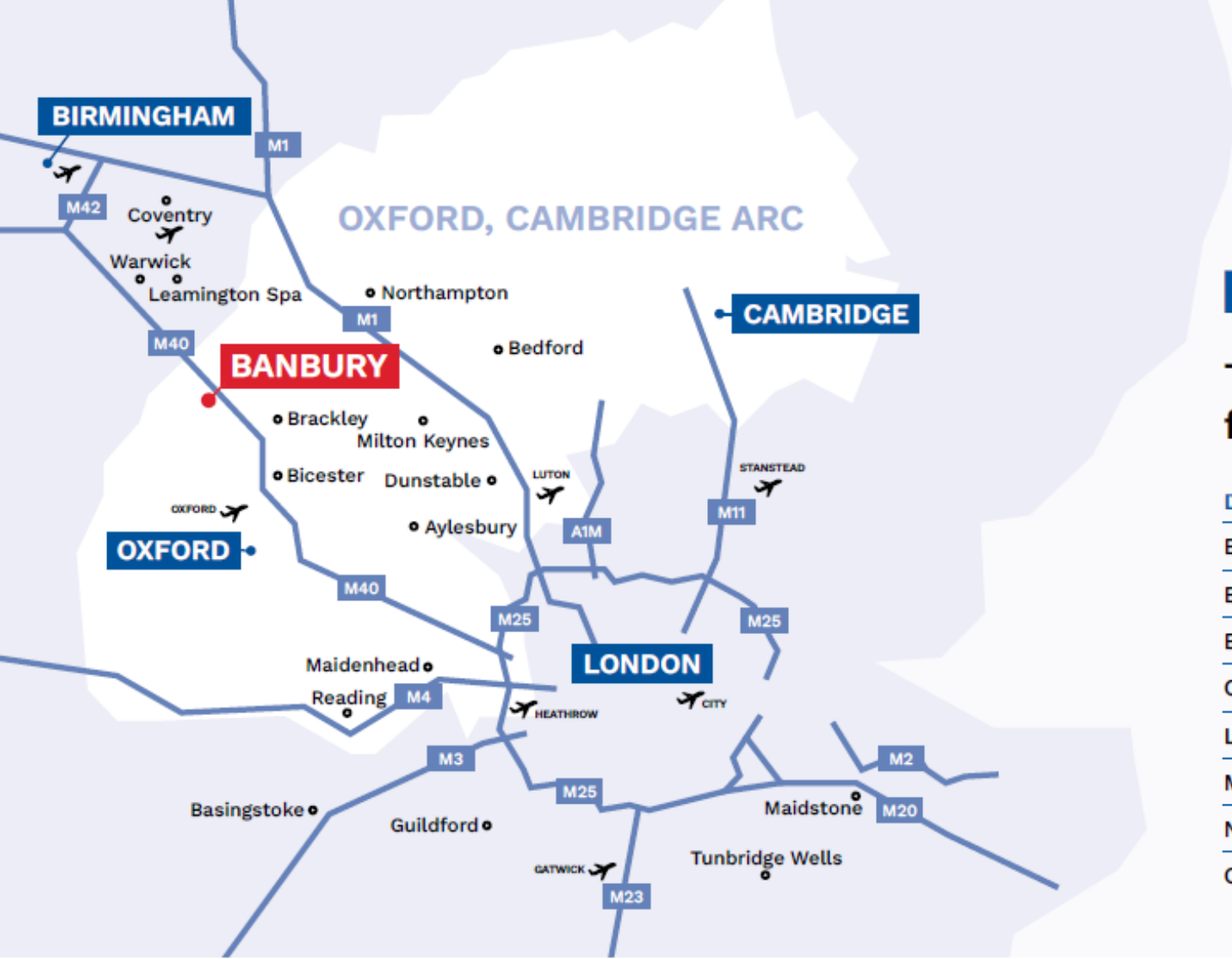


Chris White

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. May 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.

