



TO LET

MODERN TRADE COUNTER/WAREHOUSE UNIT

UNIT 2 SOUTHAM ROAD, BANBURY OX16 2RR



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SUMMARY

- Modern trade counter/warehouse unit
- Access via Southam Road with potential roadside signage
- Next to complimentary retail and trade counter uses
- Available by way of a new sublease
- Built accommodation approximately 4,019 sq ft (373.37 sq m)

LOCATION

The subject unit forms part of the Linkway Trade Park, which includes a Wickes and a Topps Tiles. The park enjoys a prominent frontage to Southam Road (A361) and is about 0.5 miles north of the town centre.

The premises are within a recognised destination for retail, trade counter and motor retailing. Adjacent occupiers are two vehicle retailers Citroen and Hyundai. Directly opposite is a recently constructed Waitrose and also situated off this road are Tile Giant, B&Q, Homebase, Halfords, GSF Car Parts and Tool Station to name a few.

The property is situated to the rear of Topps Tiles.

DESCRIPTION

The property forms part of the Linkway Trade Park.

The built accommodation is constructed around a modern, steel portal frame with a dual pitched steel profile clad roof with integral translucent roof lights. The floor is concrete and the internal elevations are a combination of jumbo stud, blockwork and blockwork with steel sheet cladding above. The property provides for male, female and disabled WC facilities, two small offices and a staff canteen/kitchen.

ACCOMMODATION

The approximate area is 73.45 sq m (4,019 sq ft) GIA.

To the front of the scheme there is a substantial car park and to the rear is a shared service yard.

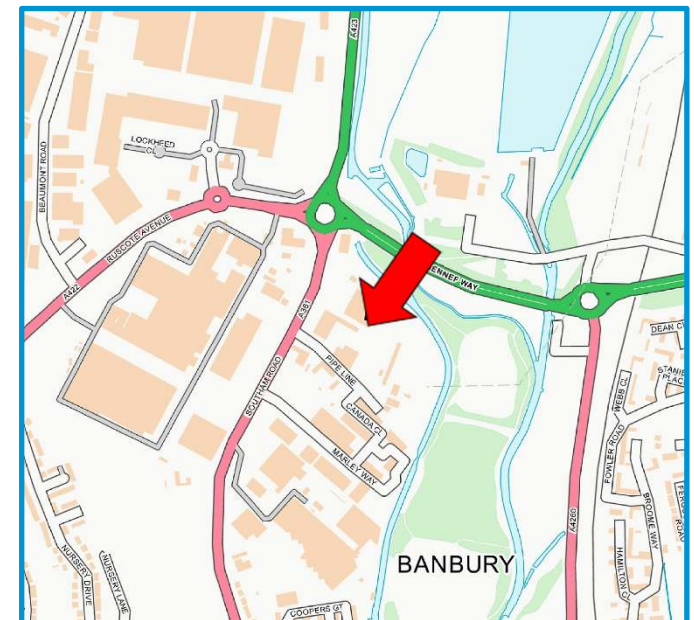
TENURE

The property is available by a way of a new sublease.

Further details upon request.

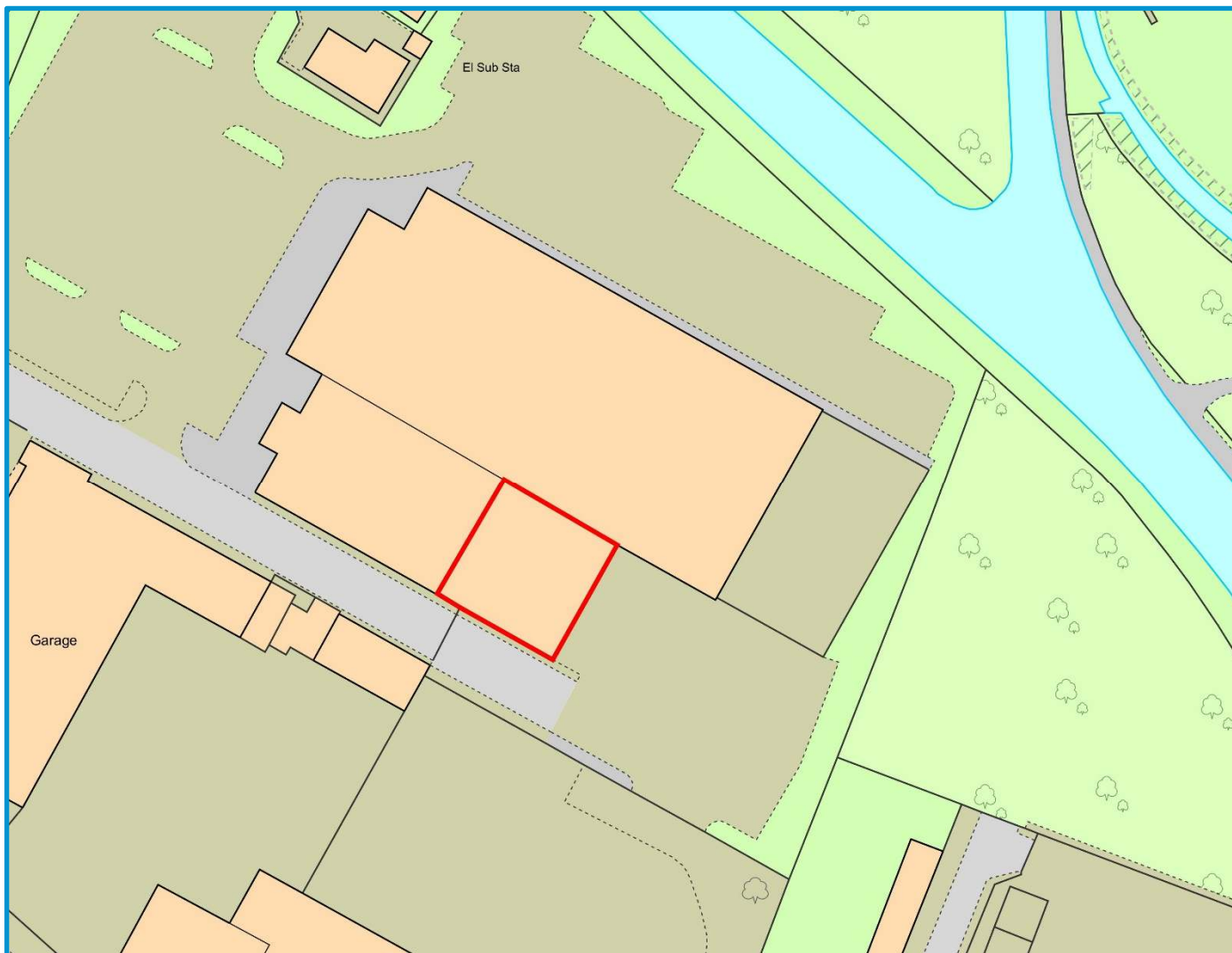
RATING

The property will need to be assessed for rating purposes.





[Click here to view drone footage](#)



RENT / PRICE

For further information and quoting terms, please contact the sole agents.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

EPC

To be confirmed.

FURTHER INFORMATION

For further information and viewings, please contact sole agents, Colliers International:



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