



UNIT 7, WEST STREET INDUSTRIAL ESTATE,
SHUTFORD, BANBURY, OX15 6PH

FOR LEASE | £12,000 pa exclusive annum

1,120 sq ft (104.04 sq m) GIA

Ideal for small business, creatives & artisans

- Located within an established industrial estate in the village of Shutford approximately four miles from Banbury.
- Includes yard area.
- Warehouse, Office, and Ancillary storage mezzanine.
- Roller shutter loading door.
- Three phase electricity.
- LED lighting.
- Two WCs and Kitchenette.

UNIT 7, WEST STREET INDUSTRIAL ESTATE, SHUTFORD, BANBURY, OX15 6PH



Location

Unit 7 is situated within the established West Street Industrial Estate in the village of Shutford, approximately 4.5 miles west of Banbury. The location provides efficient access to the regional road network via Junction 11 of the M40 at Banbury.

Description

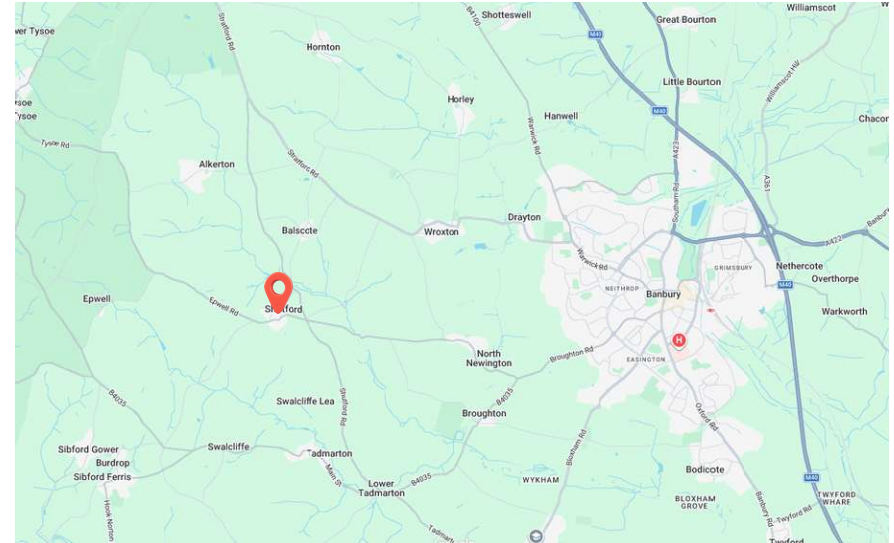
The property comprises a semi-detached industrial unit of brickwork construction. The internal configuration provides a lobby reception and dedicated office areas at the front, leading to a workshop area at the rear.

Key Features:

- Access: Pedestrian personal access doors and a loading door providing direct access to the yard.
- Internal Layout: Ground floor workshop and office with a small first-floor mezzanine over the office currently utilised for additional storage. The unit includes two WCs and a kitchenette.
- External: Yard and parking area (red boundary on next page) providing ample space for vehicle turning and circulation.
- Services: The premises benefit from mains water, drainage, and 3-phase electricity supply.

Accommodation

Unit	sq ft	sq m
Workshop/Warehouse	729	67.68
Office and ancillary	391	36.36
Total Gross Internal Area	1,120	104.04



Unit 7, West Street Industrial Estate, Shutford, Banbury, OX15 6PH



Rateable Value

The Rateable Value (RV) is £7,600 from the 1st April 2026, this is not the amount payable. We understand this RV currently qualifies for 100% small business rates relief.

EPC

The Energy rating is E.

Service Charge

There is a £500 per annum contribution to estate services and estate maintenance payable.

Term

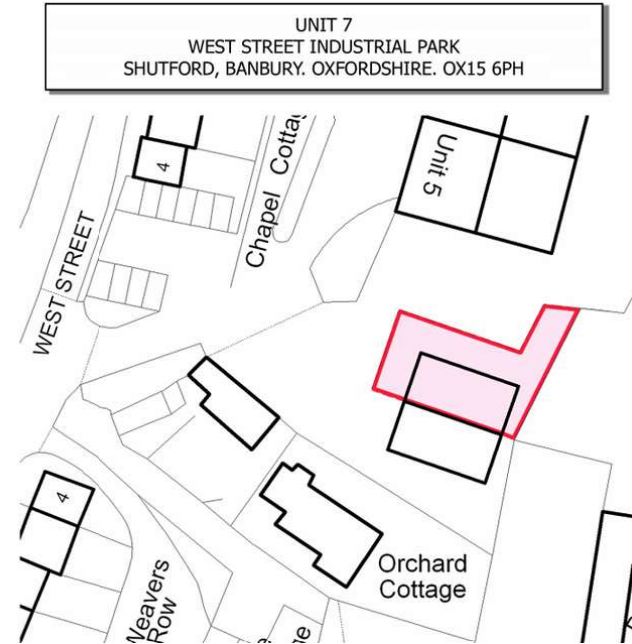
To let on a new lease for a term to be agreed. All terms flexible by negotiation with the joint agents.

Rent

The asking rent is £12,000pa exclusive. We understand VAT is not currently applicable.

Viewings

Strictly by appointment with the joint agents.



Contact



Neil Wild

t: 01295 983333

e: neil@wild-property.co.uk



Nick Redding

t: 01865 404010

e: nredding@chastonconway.co.uk

Chaston Conway for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Chaston Conway or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact. 4. Neither Chaston Conway nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 5. Amounts quoted are exclusive of VAT if applicable. Interested parties should take independent advice as to the VAT position of this property. 6. Any areas, measurements or distances are only approximate and are given without responsibility. SUBJECT TO CONTRACT