

# OFFICE FOR LEASE



Ground Floor, 5  
Somerville Court,  
Banbury Business  
Park OX17 3SN

895 sq ft

LCMB Not Affected



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)



## Location

Banbury is a growing commercial centre in North Oxfordshire with a population of 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham.

The Business Park is situated three miles south of Banbury with junction 10 of the M40 in close proximity.

## Description

The available property is the ground floor office of 5 Somerville Court.

Unit 5, Ground Floor

895 sq ft

There are 5 on site parking spaces. The premises have air conditioning with perimeter trunking for power and data. There is a kitchen, shower and WC facility.

## Energy Performance Certificate

UNIT 5 SOMERVILLE COURT ADDERBURY OX17 3SN	Energy rating <b>D</b>
Valid until <b>7 April 2031</b>	Certificate number <b>1944-9299-9871-1464-5664</b>

## Terms

The available office is available on a new lease at a rent of £11,000 per year, payable quarterly in advance.

The tenant is responsible for outgoings including the Building Insurance premium and a service charge for the maintenance of the common areas and building exterior.

The prices quoted are subject to VAT.

## Business Rates

The rateable value is £10,500 which is below the threshold for Small Business Rates Relief. This means an in-going business may claim rates exemption.

## Further Information

Is available from Neil Wild or Kelly Harries

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e: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
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**GROUND FLOOR - OFFICE**



**GROUND FLOOR - OFFICE**



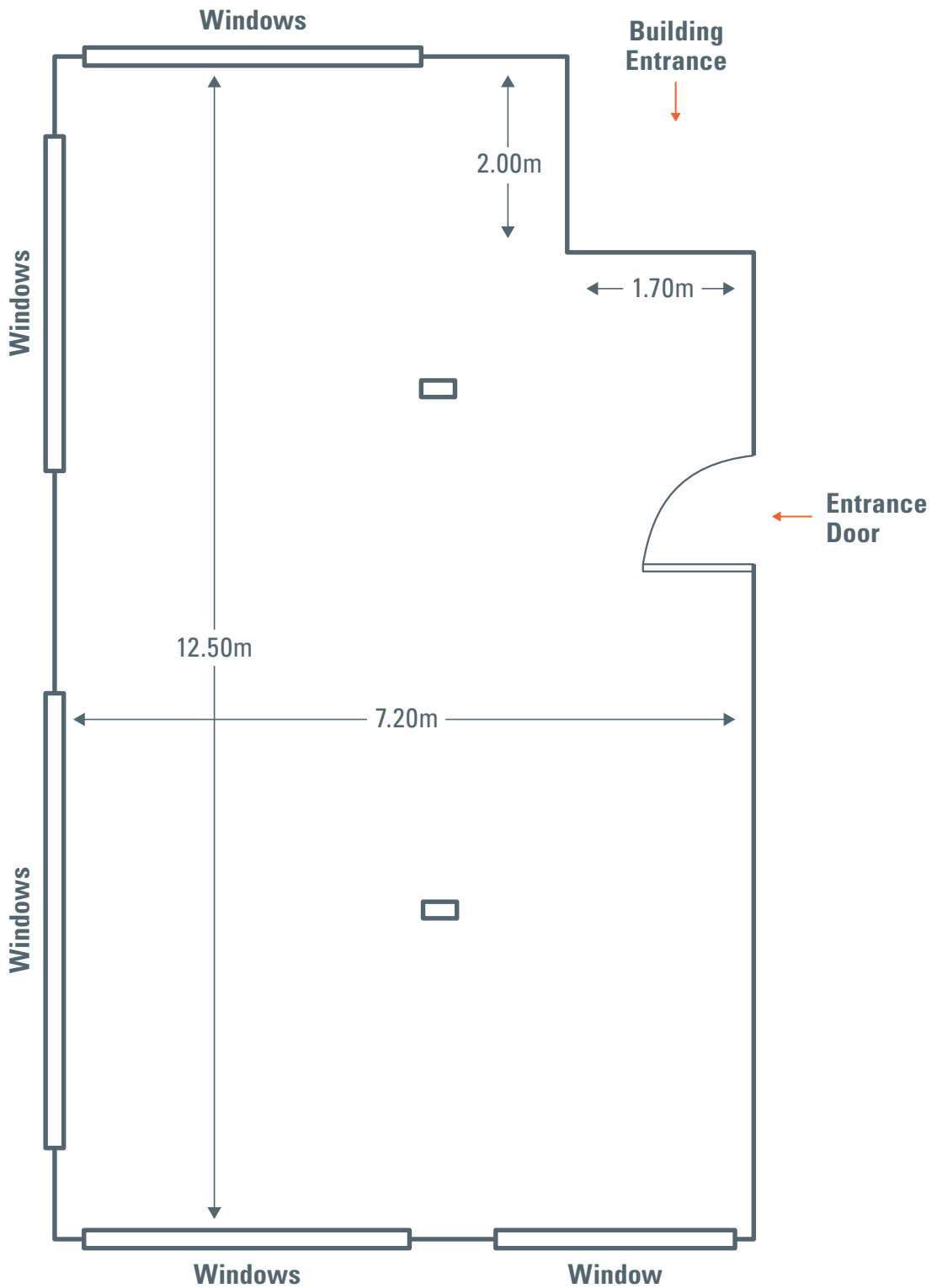
**OUTSIDE AREA**



**KICHTENETTE**



**FLOOR PLAN**



Measurements approximate  
Not to scale

Floor to ceiling height 2.60m  
Approx: 895 sq ft  
Sahred kitchen and toilet / shower facility



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