

BUSINESS UNIT FOR LEASE



Unit 7 Apollo Business Park
Wroxton, near Banbury
OX15 6AY



01295 983 333
wild-property.co.uk

COMMON AREAS



ESTATE OCCUPIERS



Location

The village of Wroxton lies three miles to the West of Banbury along the A422 (Stratford upon Avon Road). The Business Park is approximately half a mile outside Wroxton heading towards Stratford upon Avon – follow the route signposted for Apollo Park.

The full address is: unit 3D Apollo Park, Ironstone Lane, Wroxton, Banbury OX15 6AY.

Accommodation

The unit has the following gross internal area:

Ground Floor	1,071 sq ft
First Floor	1,071 sq ft
Total:	2,142 sq ft

Description

Apollo Park is a new development of business units. The unit forms part of a terrace of business units with parking. The unit features the following:

- Fully glazed frontage
- Ground floor suitable for workshop, store or lab/office use.
- First Floor offices.
- First floor Kitchen
- Accessible ground floor WC
- On site parking
- Double door entrance for loading.

Terms

The unit is available on a new lease at a rent of £19,000 p.a. exclusive. The tenant would be responsible for the maintenance and repair of the unit and all outgoings. All charges are subject to VAT.

GROUND FLOOR



Business Rates

The Rateable Value is set at £ 23,500.
This is not the amount payable. The charge for 2026/27 is approximately £ 10,400.

Service Charge

A service charge is payable to Wroxton Management Ltd to cover the costs of the maintenance and repair of the communal areas including landscaping, fencing, maintenance of roadways, drainage, electric supplies to external lighting.

Insurance

The unit is insured by the landlord and the tenant will reimburse the premium each year.

VAT

All costs are subject to VAT.

Energy performance certification



Further Information

Is available from **Neil Wild**
t: 01295 983333
e: neil@wild-property.co.uk
www.wild-property.co.uk

GROUND FLOOR



OUTSIDE



EXTERNAL

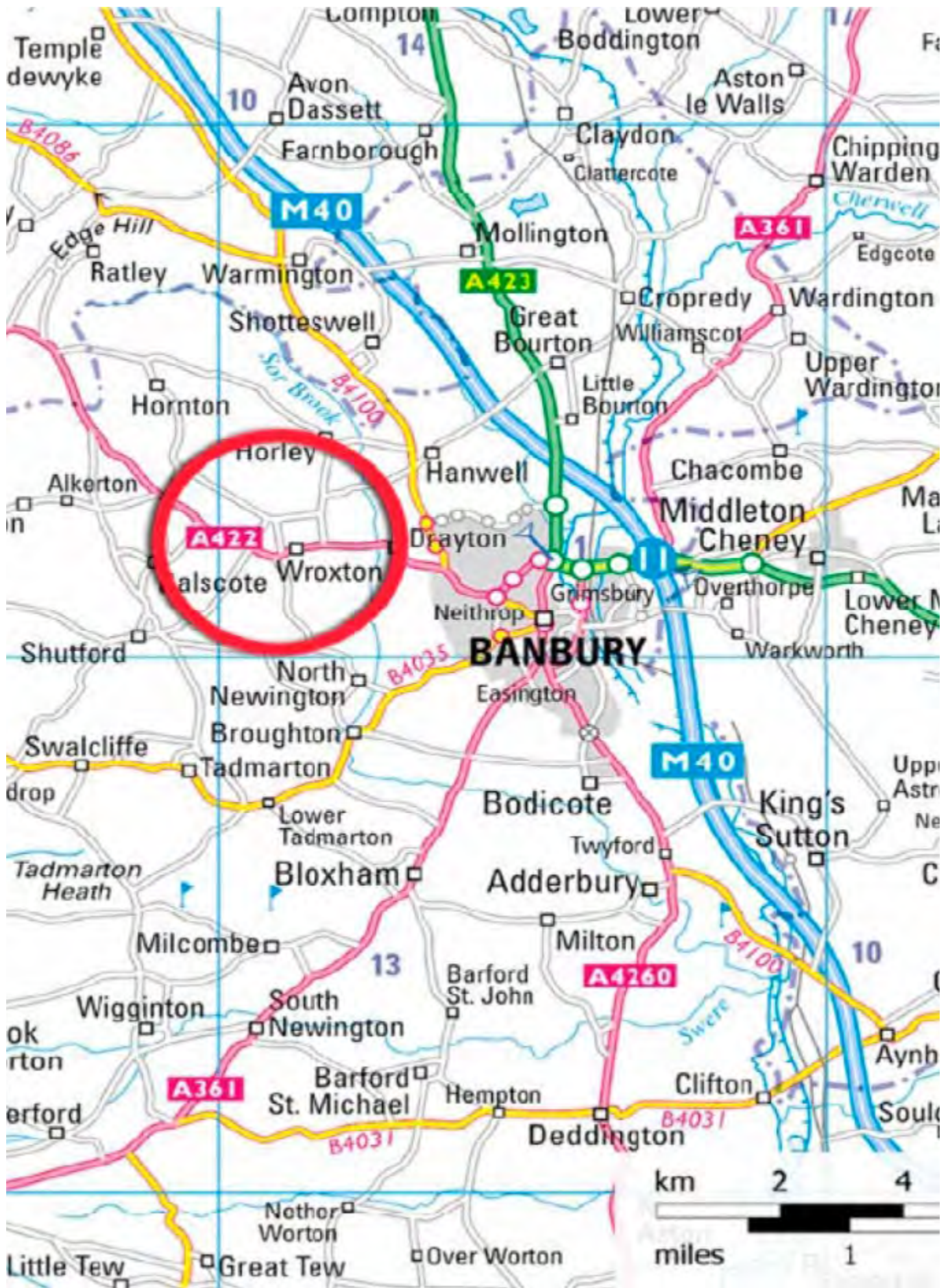


WINDOW VIEWS



FIRST FLOOR OFFICE





ESTATE PLAN



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