

OFFICE OR STORAGE FOR LEASE



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

895 sq ft

LCMB Not Affected

Flexible Lease
Available



01295 983 333
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 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



Terms

The premises are available on a flexible lease from six months duration or longer, at a rent from £8,000 per year, payable monthly 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 current 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 and remove the rates liability completely.

Further Information

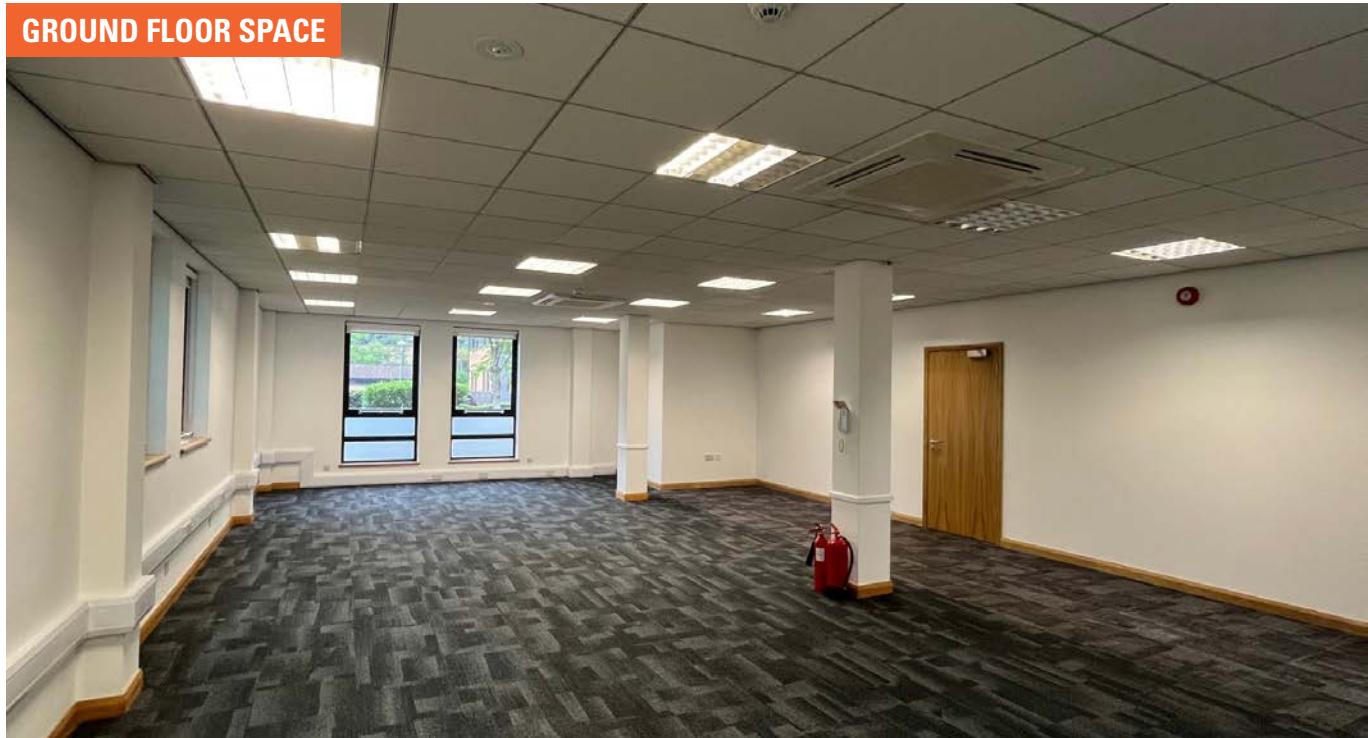
Is available from Neil Wild

t: 01295 983333

e: neil@wild-property.co.uk

www.wild-property.co.uk

GROUND FLOOR SPACE



GROUND FLOOR SPACE



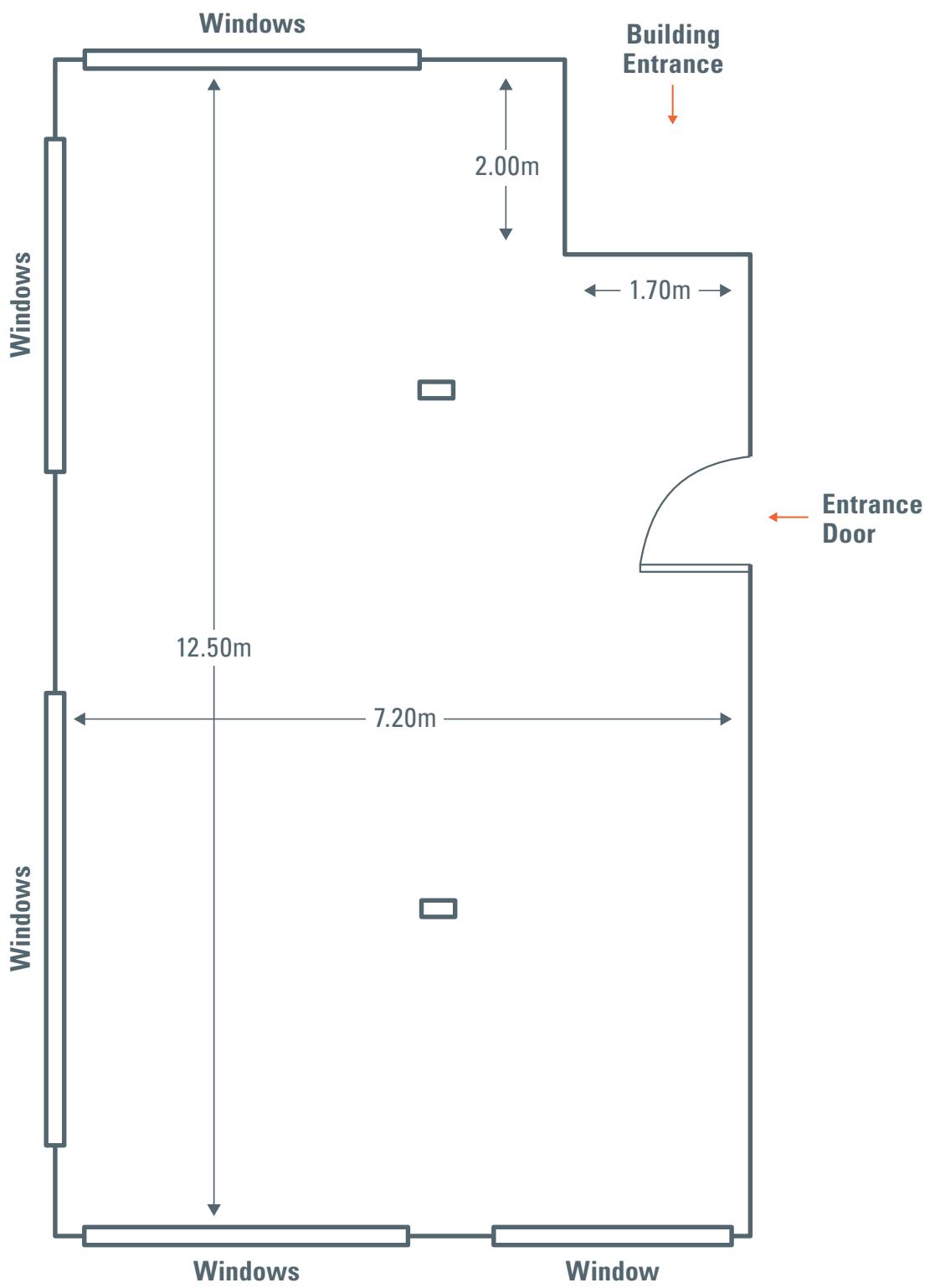
OUTSIDE AREA



KICHTENETTE



FLOOR PLAN



Measurements approximate
Not to scale

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



IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.