

BUSINESS UNIT FOR LEASE



Unit 4 Swan
Industrial Estate,
Banbury OX16 5DH

Suitable for a
variety of uses

3,997 SQ FT



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wild-property.co.uk



LOCATION

The property is located within a small estate of 11 units on the edge of Banbury town centre. It is very close to Upper Windsor Way, Upper Windsor Street which is a main route through the town. The M40 motorway junction is approximately 2 miles from the property.

DESCRIPTION

The unit is of steel frame construction, with a concrete floor, brick and block walls with cladding on the exterior. There is a manual concertina loading door to provide access to the unit with a small loading bay in front. Also to the front is a forecourt with parking for up to 4 vehicles.

SERVICES

The property benefits from mains water, electric, gas and sewage.

FLOOR AREAS

The Property has been measured to a Gross Internal Area basis as follows:

Ground Floor	Loading Bay	12 sq m	129 sq ft
	Warehouse	276.60 sq m	2,977 sq ft
First Floor	Mezzanine	82.71 sq m	890 sq ft
Total		371.31 sq m	3,997 sq ft GIA

USE

The unit is suitable for a variety of uses including warehouse, light industrial, trade counter or quasi retail use, subject to appropriate consents.

LEASE

A new lease is available for a term of years to be agreed with the landlord.

Rent	25,000 p.a.
Business Rates	R.V. £22,250 Rates payable £11,000 p.a. approx
Insurance	£400 p.a.
Estate Charge	£100 p.a.





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