

# BUSINESS UNIT FOR LEASE



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

Ideal for small business,  
creatives & artisans



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

## UNIT 1 YARD

25 x 5 meters approx.



## LOCATION

The units are located within an established industrial estate within the Oxfordshire village of Shutford. Post code OX15 6PH. Located approx four miles from Banbury.

The village is close to local amenities at Banbury, Tysoe and Sibford. It is five minutes' drive from the A422 linking Banbury to Stratford upon Avon.

## DESCRIPTION

The estate comprises eight units spread across three clusters of buildings. There is a wide concreted entrance and communal turning area for vehicles. Many of the units have a self-contained yard at the front or side.

The units are steel frame construction, with concrete floor, roller shutter loading door and include office areas and have three phase electrical supply.

Unit 1 has a large yard to the front which could be easily fenced by an ingoing tenant.

## SERVICES

The property benefits from mains water, three phase electric and sewage. Please note we have not tested the services.

## ACCOMMODATION

	Unit 1
Size Sq ft	2,459 sq ft
Size Sq m	228 sq m
Eaves Height	4.60 meters (max)
Yard	25 x 5 m

## USE

The units are suitable for a variety of uses including workshop, storage, small business, artistic and creative, trade counter or quasi retail. Preference for low noise emitting uses and all subject to necessary approvals.

## BUSINESS RATES

The Rateable Value of each unit is below £12,000 which means that subject to qualifying criteria, a business would be eligible for small business rates relief (SBRR) which gives 100% exemption.

## LEASE

**Unit 1**

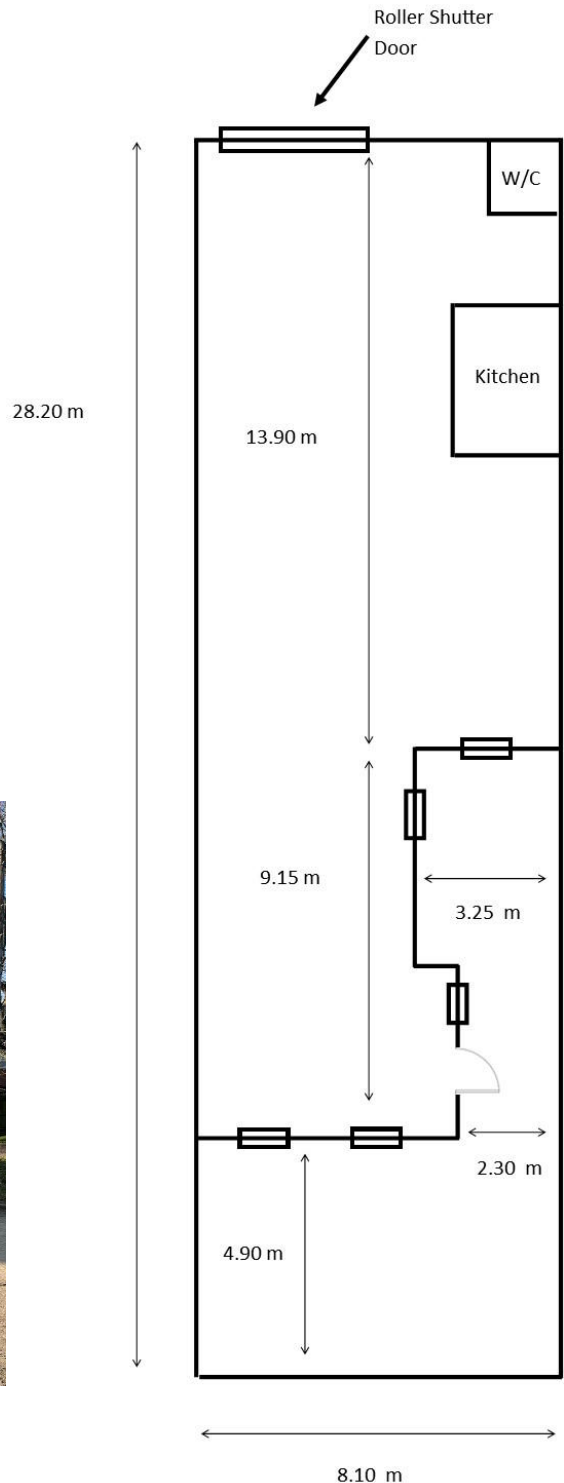
**£22,000 pa exclusive**

The rent is subject to VAT. There is a small cost for contribution to common services and insurance.



## FLOORPLAN

Not to scale. For indicative purposes only.



UNIT 1 INTERIOR



## FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

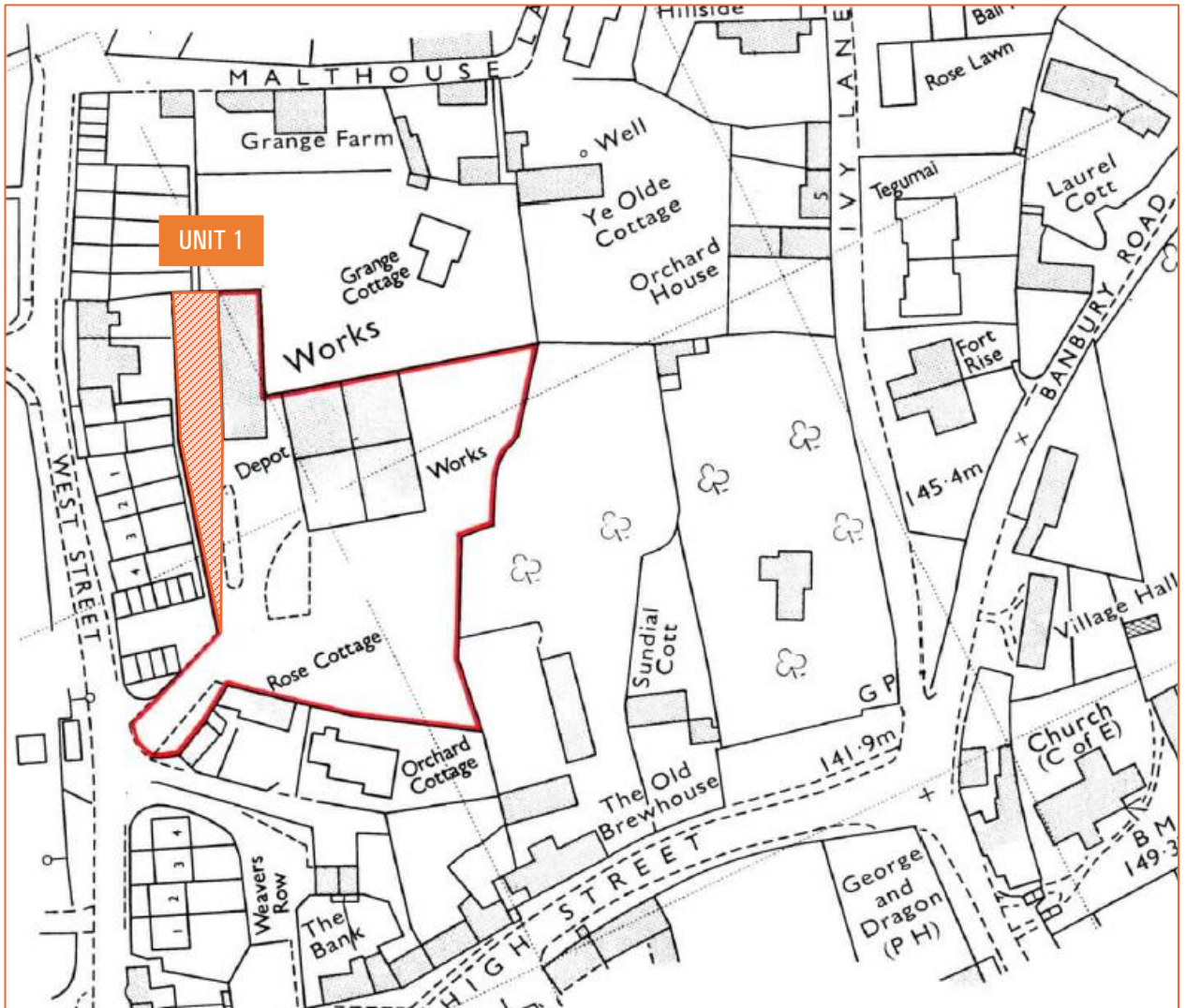
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## VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.



### IMPORANT 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.
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