

# OFFICES FOR LEASE



Sugarford House  
46 South Bar Street  
Banbury  
OX16 9AB

First Floor Offices  
with Parking



**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 approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line provides fast trains to London and Birmingham.

The property is located in a prime position on South Bar Street. There are a range of other uses in the vicinity including professional services, offices and restaurants with public car parking immediately adjacent at the front.

## DESCRIPTION

The property has its own car park to the rear.

There are a variety of different sized offices available plus a shared meeting room.

Private parking spaces are available.

Internal Area	Net Area
First Floor	
Room 5	100 sq ft
Room 6	420 sq ft







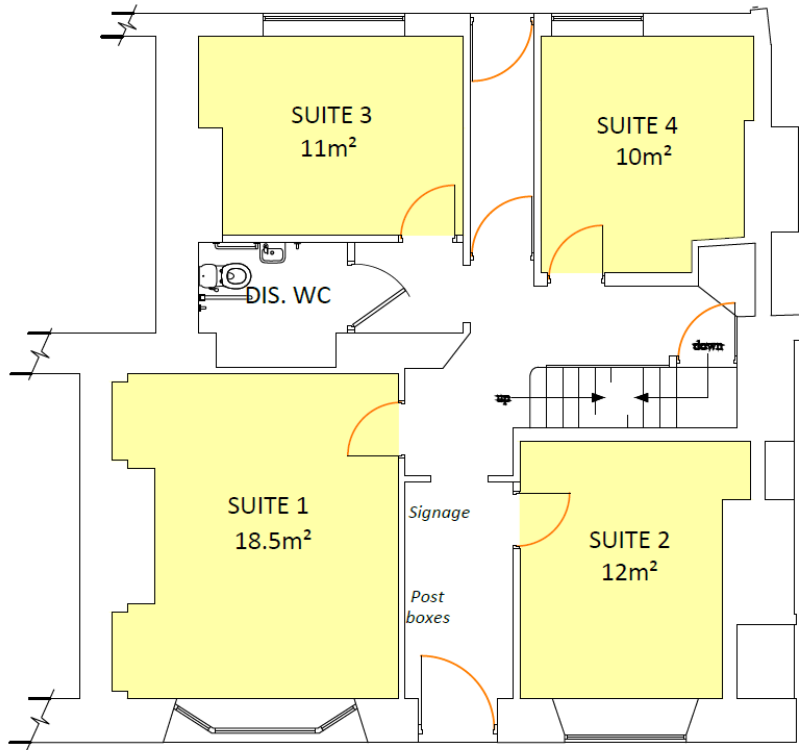
EXAMPLE OFFICE



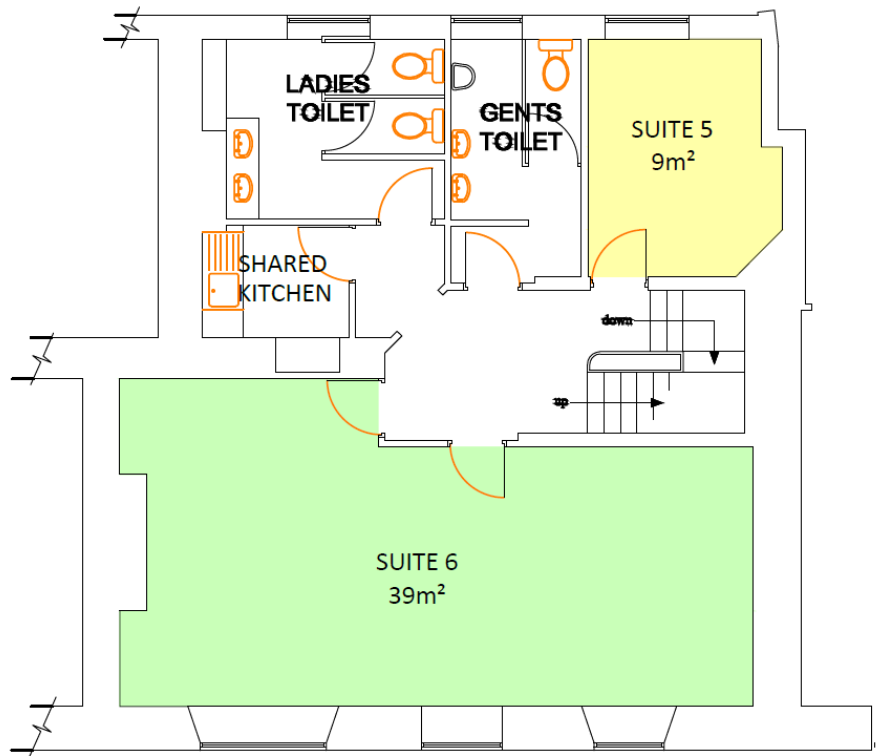
ROOM 6

# FLOORPLANS

## GROUND FLOOR



## FIRST FLOOR





ROOM 6



MEETING ROOM

## BUSINESS RATES

The rateable value is under £12,000 and below the threshold for Small Business Rates Relief - therefore a qualifying business will be exempt.

## TERMS

The property is not subject to VAT.

Terms	Rent Per Month
First Floor	
Room 5	£300
Room 6	£1,125

In addition, there is a cost for utilities and communal maintenance and repair.

**Subject to Contract**

## EPC

Sugarford House 46 South Bar Street BANBURY OX16 9AB	Energy rating <b>E</b>
Valid until <b>19 June 2033</b>	Certificate number <b>7591-1492-3861-2700-0014</b>

### 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 prop- erty 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.

## 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.

## FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

Tel: 01295 983 333

E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

[kelly@wild-property.co.uk](mailto:kelly@wild-property.co.uk)

[www.wild-property.co.uk](http://www.wild-property.co.uk)