

OFFICES FOR LEASE



Sugarford House
46 South Bar Street
Banbury
OX16 9AB

Ground Floor Offices
with Parking



01295 983 333
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.

Up to 4 parking spaces are available

EPC

An EPC has been commissioned

Internal Area	Net Area
Ground Floor	
Room 1	200 sq ft
Room 2	130 sq ft
Room 3	120 sq ft
Room 4	110 sq ft
First Floor	
Room 5	100 sq ft





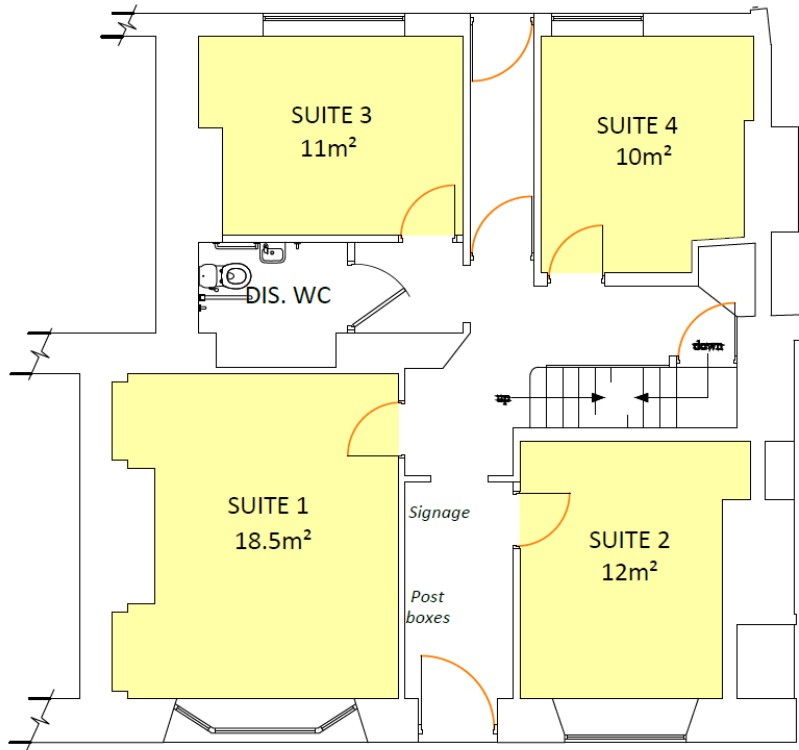
EXAMPLE OFFICE



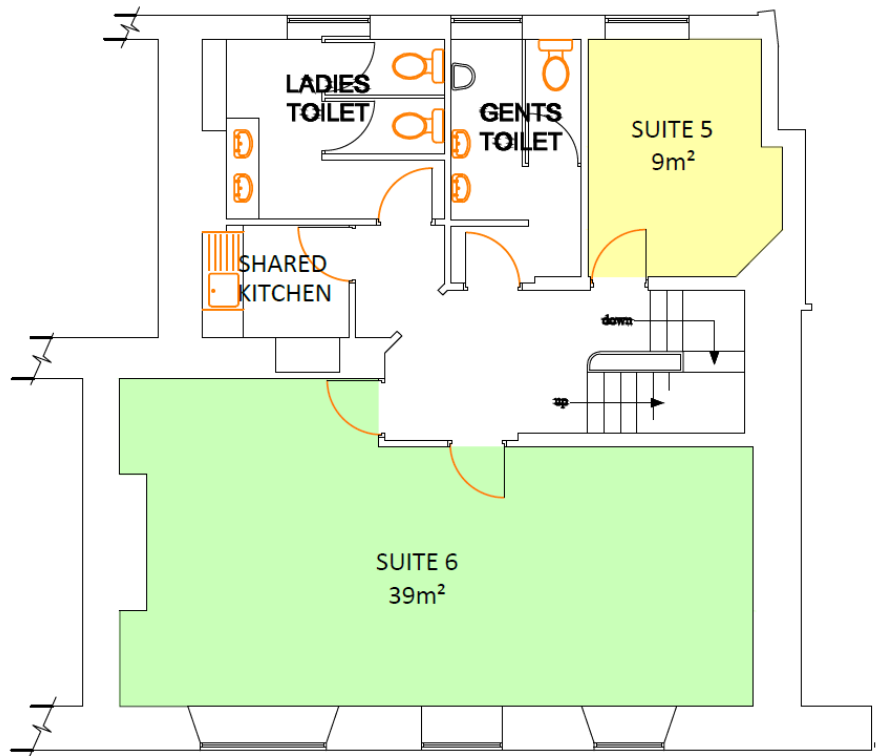
EXAMPLE OFFICE

FLOORPLANS

GROUND FLOOR



FIRST FLOOR





EXAMPLE OFFICE



EXAMPLE OFFICE

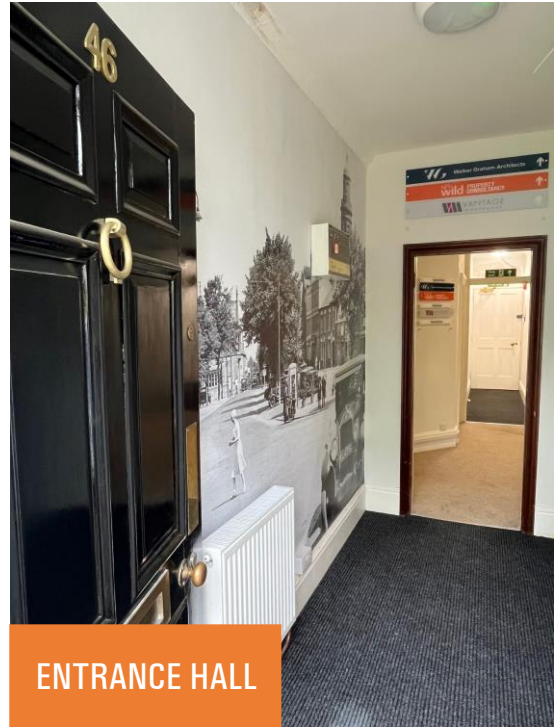
BUSINESS RATES

The rateable value is expected to be under £12,000 and under 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
Ground Floor	
Room 1	£550
Room 2	£350
Room 3	£325
Room 4	£275
First Floor	
Room 5	Under Offer



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

Subject to Contract

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

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www.wild-property.co.uk

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2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
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