

BUSINESS UNIT FOR LEASE



3D Apollo Park,
Wroxtton OX15 6AY

Suitable for a
variety of uses



01295 983 333
wild-property.co.uk

LOCATION

The village of Wroxton lies three miles to the West of Banbury along the A422 (Stratford upon Avon Road). The Business Park is approached by taking the road sign posted for Apollo Park and Horley approximately half a mile outside Wroxton heading towards Stratford upon Avon. The full address is: unit 3D Apollo Park, Ironstone Lane, Wroxton, Banbury OX15 6AY.



UNIT 3D, APOLLO PARK

Apollo Park is a new development of business units. Unit 3D forms part of a terrace of office units with 3 allocated parking spaces plus visitor parking.

The unit features the following:

- Fully glazed frontage
- Carpets
- Ceiling tiles with recessed lighting
- Reception with Conference Room
- Office
- Kitchen
- Accessible WC
- On site parking
- Attic Storage



ACCOMMODATION

Front To Back	14.5 m	46 ft
Width	7.5 m	25 ft
NET INTERNAL AREA	98.04 sqm	1,055 sqft

TERMS

The unit is available on a new lease at a rent of £14,000 p.a. plus VAT exclusive. The tenant would be responsible for the maintenance and repair of the unit.

RATES

The Rateable Value is £12,250. This means a qualifying business may claim Small Business Rates Relief, reducing the annual rates payable to approximately £500. Occupiers need to verify this information with Cherwell District Council.

SERVICE CHARGE

A service charge is payable to Wroxton Management Ltd to cover the costs of the maintenance and repair of the communal areas including landscaping, fencing, maintenance of roadways, drainage, electric supplies to external lighting. The current annual charge is budgeted at £1,134 plus VAT.

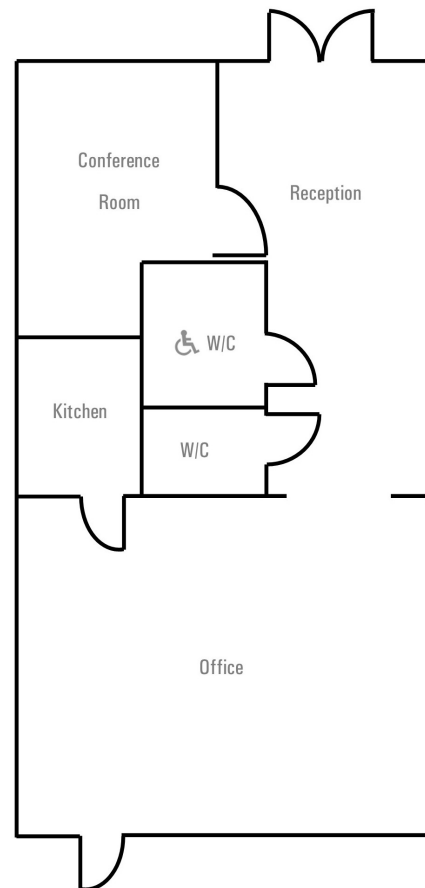
VIEWINGS

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.

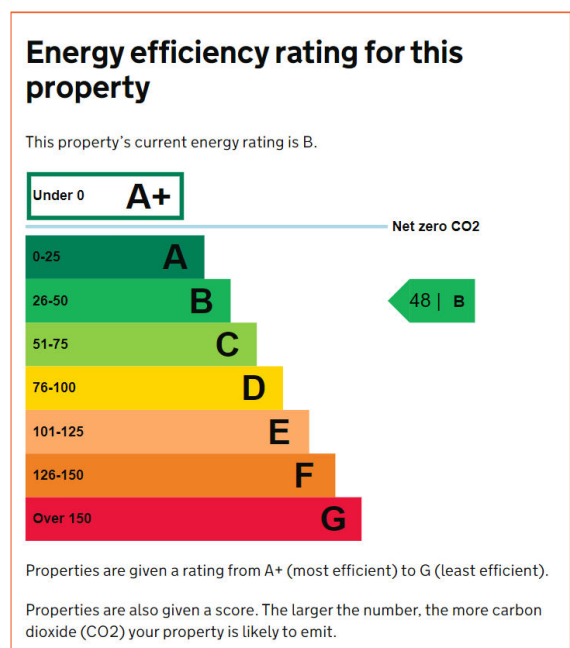
FURTHER INFORMATION

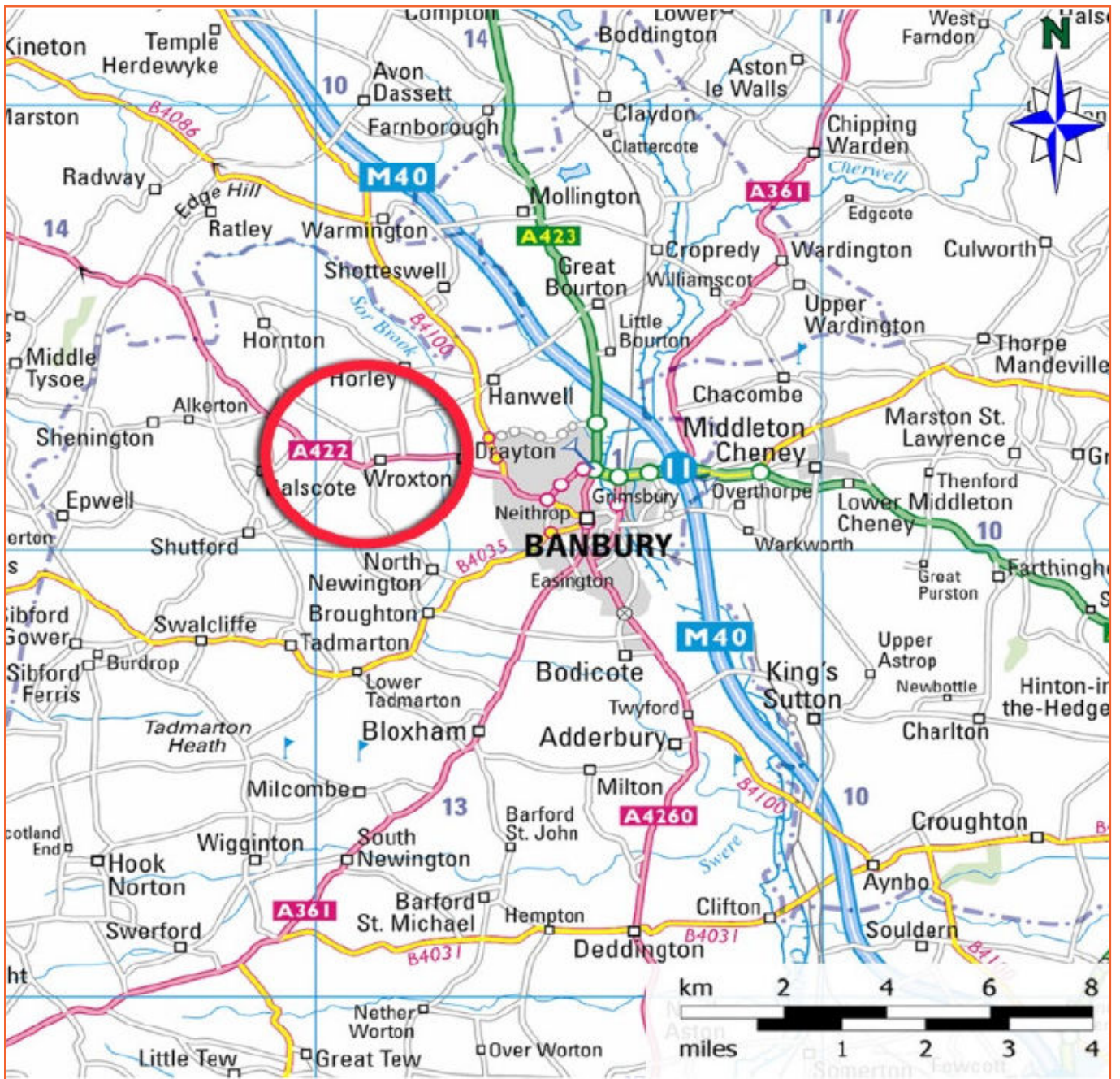
Is available from **Neil Wild**
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www.wild-property.co.uk

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE





IMPORANT NOTICE

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