

Modern Industrial Unit

2 Canada Close, Banbury, OX16 2RT



4,339 sq ft (403.08 sq m)
To Let £20,000 per annum exclusive
For Sale £280,000

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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Sq Ft	Floors	Use	For Sale	Rent Per Annum	Service Charge Per Quarter	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
4,339	Ground	B1 & B8	£280,000	£20,000	£222.02	TBA	To be re-assessed	E - 113

LOCATION

The premises are situated in Canada Close just off the A361 Southam Road and Marley Way and forms part of the Canada Close Business Park, located approximately ¾ mile from Junction 11 of the M40 London to Birmingham Motorway.

Current surrounding occupiers on Marley Way and Canada Close include Halfords, B&Q, Ward-Hendry Photographers, Stabilus and Royce Lingerie.

DESCRIPTION

The premises comprise a modern self-contained unit with offices and industrial/warehouse accommodation. The unit provides 6 parking spaces to the front of the premises.

ACCOMMODATION

The premises have been measured on a gross internal area in accordance with the R.I.C.S. Code of Measuring Practice 6th Edition published September 2007.

Floor	Use	Sq M	Sq Ft
Ground	Offices	38.53	415
Ground	Warehouse	364.55	3,924
TOTAL		403.08	4,339

EPC

The EPC for the property is rated E -113. A full copy is available from White Commercial Surveyors.

SERVICES

We understand that all mains services are connected to the premises. None of the services have been tested by the agents.

TERMS & RENT

Long Leasehold

The long leasehold of the property is available at £280,000 plus VAT which will be payable in addition.

Rent

The unit is available on a new full repairing and insuring lease at a rental of £20,000 per annum exclusive of other outgoings and subject to contract.

Service Charge

A service charge of £222.02 per quarter is payable in respect of the maintenance and cleaning of the shared areas of the premises.

Building Insurance

The annual building insurance premium is to be advised.

Rates

We understand from the Valuation Office 2017 Rating List that the rateable value for Units 2, 4 & 6 Canada Close is £43,500; therefore Unit 2 will need to be reassessed as a separate unit. We estimate the rates to be in the region of £25,000. Further details are available from White Commercial Surveyors.

VAT: VAT is payable in addition to all prices quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors. Please contact **Chris White** -

Email: chris@whitecommercial.co.uk

Tel: 01295 271000.

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These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. October 2017.



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