

# Industrial/Workshop Premises

## Kingfisher House

### Unit 17 Overthorpe, Banbury, OX16 4US



**3,260 sq ft**  
**To Let £19,000 pax**  
**For Sale £220,000**

**WHITE COMMERCIAL SURVEYORS LTD**

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

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



Sq Ft	Use	For Sale	Rent Per Annum	Service Charge Per Annum	Approx. Building Insurance Per Annum	2017 Ratable Value	EPC Rating
3,260	B1	£220,000	£19,000	£164.00	£190.00	£19,250	To be re-assessed

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. Banbury is an expanding town with considerable new housing and commercial developments taking place.

Kingfisher House is situated in an excellent location on the Overthorpe Industrial Estate to the east of the town and only ¼ mile from Junction 11 of the motorway.

## DESCRIPTION

The premises comprise two storey extended offices and workshop/store with a concrete yard to rear. The building is constructed of brick and block elevations incorporating a concrete ground floor all under a pitched metal truss and lined roof. Upper floors are of suspended timber. Windows are double glazed UPVC casement design.

There is a roller shutter door of 4.28m h x 4.26 w and height to eaves of 4.58m. Part of the workshop has a restricted height. There are 8 designated parking spaces but additional space for more cars to the front and rear of the property.

## ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Workshop	108.20	1,165
Ground	Offices	78.74	847
First	Offices	115.93	1,248
<b>TOTAL</b>		<b>302.87</b>	<b>3,260</b>

## SERVICES

We understand that all main services are provided to the property including gas.

## TERMS & RENT

### Rent

The property is available on new lease, for a term to be agreed, at a rental of £19,000 per annum exclusive.

### For Sale

The Freehold of the property is available to purchase at a cost of £220,000.

### Service Charge

A service charge of £164.00 per annum (based on 2017/18 figures) is payable in respect of the maintenance of the private road in front of the property.

### Building Insurance

The insurance premium for the building equates to £190.00 per annum.

### Rates

We understand from the Valuation Office website that the rateable value for the premises is £19,250. This is not what you pay; further details are available from White Commercial.

### VAT

No VAT is payable on the rental/capital values quoted.

### EPC

The EPC rating for the unit is to be re-assessed following works currently being undertaken which include a new boiler and LED lighting to be installed throughout.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White

Tel: 01295 271000

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