

# Land at Hornton Grounds

Hornton, Oxfordshire, OX15 6HH



## To Let

**Sites Available up to 2.10 Acres**

**Suitable for Open Storage**

**£42,000 per annum exclusive**

**WHITE COMMERCIAL SURVEYORS LTD**

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## LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time with a number of new developments underway and planned.

The site is situated 6 miles north west of Banbury on the A422 Stratford Road, and 7 miles from J11 of the M40 London to Birmingham Motorway. Current occupiers on site include General and Light Industrial uses.

## DESCRIPTION

The site is situated in a secluded area accessed directly off the A422 via a priority junction and ghost island and comprises some 2.24 acres. The site access road is privately owned and constructed to a high standard with a 7.3 m wide carriageway suitable for HGV and vehicular access. The site can be subdivided into smaller areas.

The site has a B2 General Industrial use and potentially a B8 Storage & Distribution use and our clients are prepared to develop additional warehousing /storage buildings if required (subject to planning consent and statutory approvals).

## TERMS

The site is available on a new lease at a rental of £42,000 per annum exclusive. The incoming tenant will be responsible for their own occupational costs for electricity drainage. Any Business rates charged by the local charging authority will also be paid by the occupier.

A service charge is payable in addition to the rent by the incoming tenant at a rate of 10p per sq ft of any building on site or £2,000 per acre.

VAT is payable in addition to rent and service charge.

## SERVICES

We understand that the land is currently serviced with electricity and drainage although foul drainage is not available (although a septic system can be provided). We further understand that the electricity supply is nominal – although there is a 300 KVA supply to the site.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Contact Chris White on 01295 271000.

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

