

Industrial/Warehouse with Yard Exclusive House, 6 & 6A Thorpe Drive Banbury, OX16 4UZ



32,051 Sq Ft

For Sale £2,250,000

To Let £185,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk



Sq Ft	Sq M	Floor	Use	For Sale	Rent	2017 Rateable Value	EPC Rating
32,051	2,977.60	Ground & First	B1 & B8	£2,250,000	£185,000	£119,000	C - 72

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.

The premises are situated in a good location on Thorpe Drive within the Thorpe Way Industrial Estate to the east of the town and only ¼ mile from Junction 11 of the motorway.

DESCRIPTION

Unit 6 and 6A comprise an extended modern industrial warehouse with full mezzanine for full access roller shutter doors and an extended loading canopy. There are two storey high quality office accommodation to the front elevation and a secure loading yard and parking area to the rear.

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	Warehouse	2,311.00	24,876
	Offices	298.20	3,210
	Reception	35.90	386
First	Offices (Let to Avire)	147.10	1,583
	Offices/Showroom	185.40	1,996
	Mezzanine	2,096	22,562
	Loading Canopy	371.70	4,001
TOTAL (Excluding Mezzanine & Canopy)		2,977.60	32,051

SERVICES

We understand that all mains services are connected to the premises, including gas and 3 phase power. None of the above services have been tested by the agents.

TERMS & RENT

The property is available on a new lease at a rental of £185,000 per annum exclusive of VAT and other outgoings and subject to contract or for sale at £2,250,000 plus VAT.

Service Charge

There is no service charge for the premises.

Building Insurance

Please contact the joint agents for information on the building insurance.

Rates

The 2017 Rateable Value for the premises is £119,000. This is not what you pay; please contact White Commercial for further information.

VAT: VAT is payable on the figures quoted.

EPC

The EPC rating for the unit is C – 72.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact the joint agents:

White Commercial: Chris White or Harvey White

Email: chris@whitecommercial.co.uk
harvey@whitecommercial.co.uk

Tel: 01295 271000

Brown & Co: Tim Humphrey or Clive Thompson

Email: Tim.Humphrey@Brown-co.com
Clive.Thompson@brown-co.com

Tel: 01295 273555



W773