

Modern Self Contained Offices

1 Somerville Court, Banbury Business Park

Adderbury, OX17 3SN



2,533 sq ft (235 sq m)

For Sale £430,000

To Let £32,925 Per Annum Exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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Unit	Sq Ft	Floors	To Let	For Sale	Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
1	2,533	Ground & First	£32,925	£430,000	£3,816	Approx £590	£16,750 & £17,500	C - 67

LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham). The property is located on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40.

DESCRIPTION

The premises comprise a self-contained ground and first floor office building which benefits from air conditioning and separate male and female WCs and kitchen facilities. The unit benefits from 15 car parking spaces.

ACCOMMODATION

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

Unit	Floor	Sq M	Sq Ft
1	Ground	112.3	1,209
	First	123.0	1,324
TOTAL		235.30	2,533

SERVICES

We understand that all main services are provided to the property excluding gas. None of the above services have been tested by the agents.

EPC

The EPC rating for Unit 1 is C – 67.

TERMS

Unit 1 is available to let at on a new lease at a rental of £32,925 per annum exclusive or for sale on a virtual freehold at a price of £430,000.

SERVICE CHARGE

A service charge in respect of the repairs, maintenance and cleaning of the shared areas is payable. The charge for Unit 1 is £3,816 per annum.

INSURANCE PREMIUM

The insurance premium for the unit is approximately £590 per annum, based on 2018 figures.

RATES

The 2017 rateable value for the Ground Floor is £16,750 and the First Floor is £17,500. This figure is not what you pay, please contact White Commercial for further information.

VAT

VAT is payable in addition to all figures quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

Contact Chris White or Harvey White

Tel: 01295 271000

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



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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.

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