

Prominently located Warehouse / Industrial Building with good office content
Unit 1, 14 Wildmere Road, Banbury, OX16 3JU



TO LET
£110,000 per annum exclusive
19,110 Sq Ft (1,775.36 Sq M)

Sq Ft	Floors	Use	Rent	Service Charge Per Annum	Building Insurance Per Annum	Draft 2017 Rateable Value	EPC Rating
19,110	Ground	Warehouse / Office	£110,000	£5,000 pa	N/A	£72,500	E - 111

LOCATION

The property is situated on Wildmere Road in Banbury and located at Junction 11 of the London to Birmingham M40 – 70 miles north of London and 40 miles south of Birmingham.

Occupiers include **DHL, Kärcher, Travis Perkins, Screwfix, Brady Corporation, Norbar** and **Där Lighting**. Wildmere Road also benefits from the new **Banbury Gateway Retail Park** which provides one of **Marks and Spencer's** largest out-of-town department stores along with **Primark, Next, Fat Face, New Look, Starbucks, McDonalds** and **Mountain Warehouse**.

DESCRIPTION

The premises comprise a semi-detached self-contained industrial/warehouse unit in three sections which include training, production and office areas, separate car parking and a secure yard area.

Internally the premises has a height to the underside of the eaves of between 3.54m and 5.44m and provides 2 main electrically operated loading/unloading access doors.

SERVICES

All main services are provided to the property including water, drainage, gas and electricity. None of the above services have been tested by the agents.

VAT

All values quoted exclude VAT which is payable in addition.

ACCOMMODATION

The premises have been measured as follows in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq Ft	Sq M
Ground Floor	Warehouse / industrial & offices	19,110	1,775.36

RATEABLE VALUE

The rateable value for the property is to be reassessed but will be in the region of £72,500 (this is not what you pay). Further information regarding rates payable is available from White Commercial Surveyors.

SERVICE CHARGE

A fixed service charge is payable in respect of the maintenance and cleaning of shared areas of the premises including landscaping, maintenance and cleaning of the car park. This will equate to £5,000.00 per annum exclusive.

TERMS

The premises are to be let on a full repairing and insuring lease, subject to a photographic schedule recording the condition of the property at the start of the lease, at a rental of £110,000 per annum exclusive of VAT and other outgoings. A copy of a building survey will be available in this respect

INCENTIVES

Our clients will consider providing incentives to an ingoing tenant to assist with the lessees fit out package and subject to the terms of the lease agreed.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of the property is – E – 111.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors.

Contact: Chris White BSc, MRICS, MCI (Arb)

Email: chris@whitecommercial.co.uk



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents.

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. Amended January 2017.



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