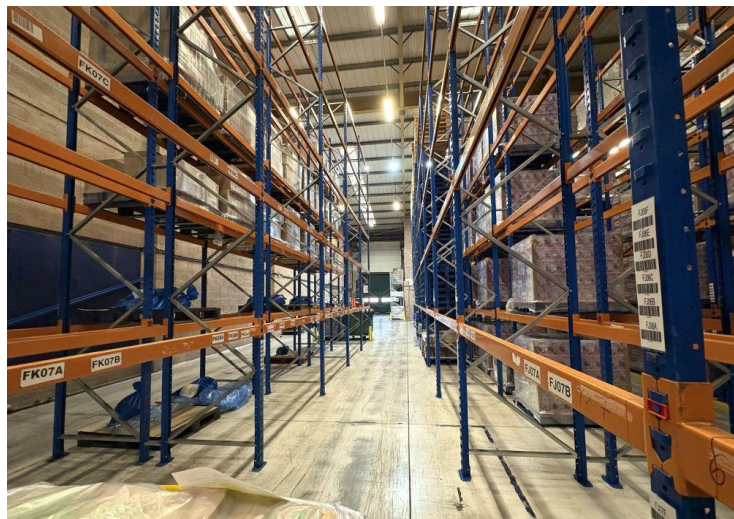


Unit 3 Network 11, Thorpe Way, Banbury, OX16 4XS

For Lease - Quality Industrial / Warehouse Unit - 12,974 sq ft





Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
12,974	1205.32	£123,253	£26,491.20	£2,695.92	To be reassessed	C - 64

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and an estimated catchment population of approximately 256,000.

Network 11 comprises a modern good quality production / distribution development, with the scheme totalling some 100,000 sq ft, divided across 6 units, set within a landscaped environment situated just 1.2 miles from J11 of the M40.

Description

The premises comprise a modern production / distribution building with high quality office accommodation. Unit 3 benefits from flexible B1, B2 & B8 uses.

The premises are constructed around a steel portal frame with 8m clear height, 50 KN/sq m floor loading capacity and 1x electrically operated level loading door.

An extensive yard area is provided to frontage, together with 27 parking spaces.

Services

We understand that all main services are provided to the property, including three-phase power and gas. None of the services have been tested by the agents.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	10,288	955.75
	Offices	1,343	124.80
First	Offices	1,343	124.80
Total		12,974	1,205.32

Terms & VAT

Unit 3 is available on a new fully repairing and insuring lease, subject to terms being agreed via the landlords.

This transaction would be dealt with by surrender and simultaneous grant of a new lease, on terms to be agreed, subject to contract, at a passing rent of £123,253 per annum exclusive (£9.50 per square foot).

For more information and likely terms, please discuss with the agents.

Service Charge

A service charge equating to £26,491.20 per annum is payable. Further details and a copy of the budget is available upon request from White Commercial.

Business Rates

The Rateable Value for Unit 3 will need to be reassessed by the Valuation Office. Currently Unit 3 and Unit 4 are combined with a rateable value of £152,000. This is not what you pay. An estimate is available via White Commercial or for more information, contact the Local Charging Authority (Cherwell).

Viewing and further information

Please contact Chris White & Harvey White

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

www.whitecommercial.co.uk | 01295 271000



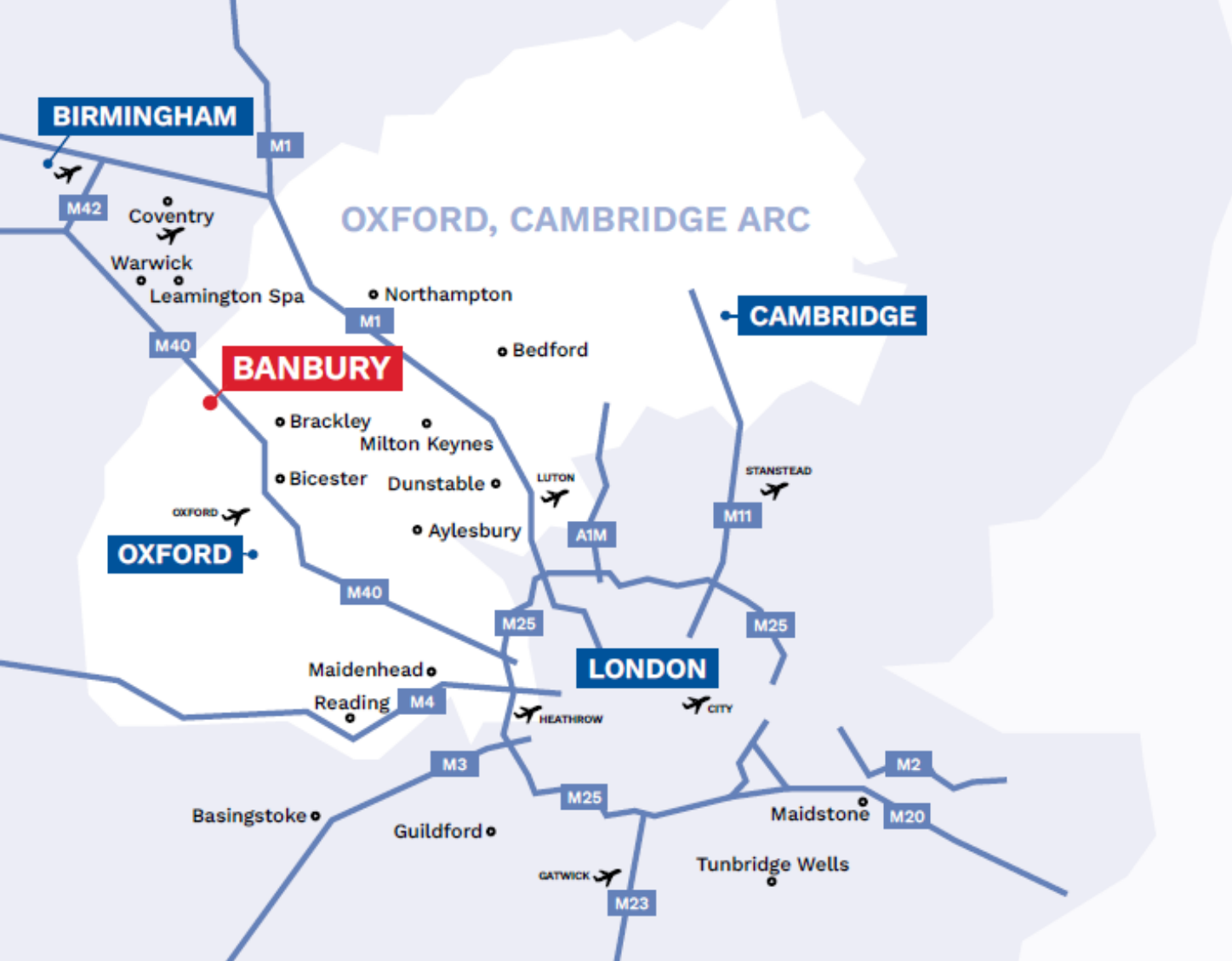
Chris White



Harvey White

FURTHER INFORMATION

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. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. June 2025.



BANBURY

Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.