

**Modern Quality Flexible Second Floor Offices**  
**Unit 8 Chalker Way**  
**Banbury, Oxon, OX16 4XD**

**TO LET**



**1,630 sq ft (151.24 sq m)**  
**TO LET - £15,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Fully Inclusive Service Charge	EPC
1,630	151.24	Class E	£15,000	£10 per sq ft per annum	A - 20

### Location

Banbury is situated at J11 of the London (78 miles) to Birmingham (44 miles) M40 and is the main North Oxfordshire centre for commerce and industry, with its population approaching 52,000 and a catchment of approximately 160,000. Banbury continues to undergo significant commercial and residential growth.

The premises are situated just 1 mile from J11 of the M40 motorway and close to Banbury Gateway Retail Park with neighbouring occupiers including M&S, Next, Costa Coffee and Starbucks.

### Description

The premises occupies the second floor of a modern unit situated on the Chalker Way estate in Banbury and includes open plan offices with access to a separate glazed conference room and kitchen. There are 10 parking spaces associated with the offices.

The unit could be suitable for a wide variety of uses, due to benefitting from Class.

### Accommodation

Floor	Use	Sq M	Sq Ft
Second	Offices	127.24	1,370
	Conference room	24.00	260
<b>Total</b>		<b>151.24</b>	<b>1,630</b>

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

### Rent

The premises is available on a sub-lease for a minimum term of 12 months, to a maximum of up to 3 years, at a rent of £15,000 per annum, exclusive of other outgoings and is subject to contract.

### Service Charges and Business Rates

All costs for the occupation of the property, including heating, lighting, business rates, cleaning costs, car parking and all external maintenance and repairs will be covered via a contribution to these costs equating to £10 per sq ft per annum.

### VAT

We understand the premises are opted for taxation and as such VAT will be chargeable upon the rental figure.

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White



Harvey White

### VIEWING AND 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000.  
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