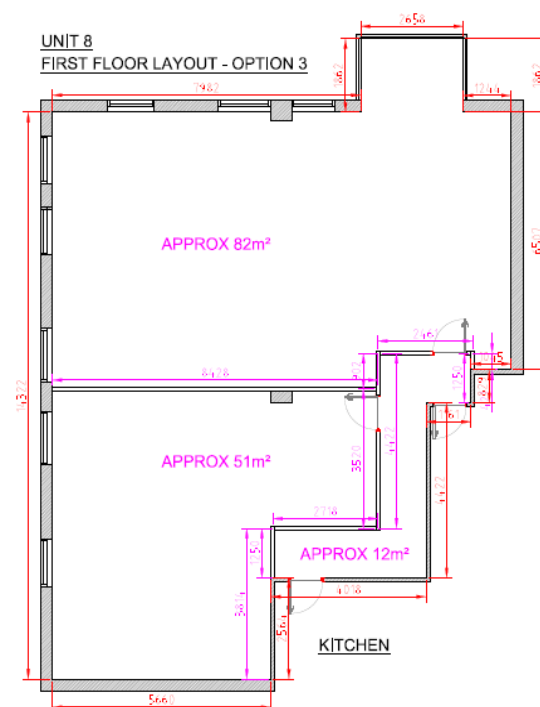
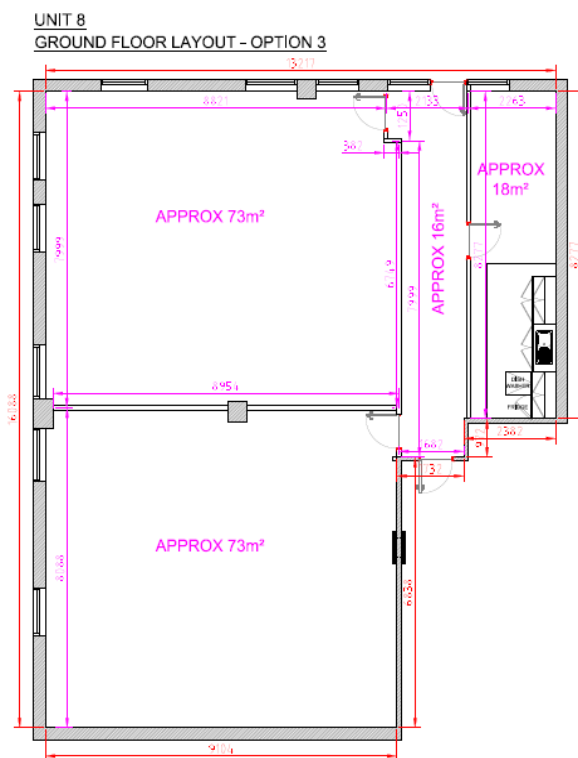


# Unit 8 Somerville Court, Banbury Business Park, Adderbury, OX17 3SN

## Modern Ground Floor Office Suite - 785 sq ft - Available For Lease



| Floor         | Sq Ft | Sq M  | Rent Per Annum | Approx. Service Charge PA | Est. Building Insurance PA | Rateable Value | EPC Rating |
|---------------|-------|-------|----------------|---------------------------|----------------------------|----------------|------------|
| Ground (Rear) | 785   | 72.93 | £8,750         | £1,665.07                 | £482.04                    | To be assessed | D-77       |



### 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 building is located on the popular Banbury Business Park, located just three miles south of Banbury on the edge of the attractive village of Adderbury, benefitting from excellent access to both Junctions 10 and 11 of the M40.

### Description

The modern office building is available fully refurbished and has been configured to provide self-contained ground and first floor office suites, each benefitting from communal kitchens and separate male/female/disabled WC's. Heating is provided via wall-mounted radiators.

The last available ground floor suite is arranged to open plan. A wide variety of uses can be considered by the landlords under the new single service, business and commercial use classification – Class E – subject to review and confirmation of intended operations.

The building benefits from good car parking facilities and apportionment, with a ratio of 1:190 sq ft.

Please refer to the table above for the main financial considerations.

### Accommodation

Areas have been measured in accordance with plans produced by Streamline Office Services. See table above for areas.

### Terms

The office suite is available on new *effective* fully repairing and insuring leases, on terms to be agreed. Flexible terms will be considered from just 6 months upwards.

### Service charge and Contribution to External Maintenance

A service charge will be payable, covering landscaping, maintenance of the common areas, as well as a contribution towards external building maintenance. A copy of the service charge budget is available upon request.

### Services

We understand that all mains' services are connected to the premises, including three phase electricity and gas. Currently the A/C has been decommissioned and heating to the premises is via gas fired radiators.

None of these services have been tested by the agents.

### Rateable value

The Rateable Values for each suite are to be assessed by the Valuation Office Agency upon occupation. A guesstimate for each suite has been assessed – see the table above.

### VAT

VAT is payable in addition at the standard rate.

### Viewing and further information

For further information, please contact the agents:-

Chris White and Harvey White

Tel: 01295 271000

Email: [Chris@whitecommercial.co.uk](mailto:Chris@whitecommercial.co.uk)

[Harvey@whitecommercial.co.uk](mailto:Harvey@whitecommercial.co.uk)



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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2024.