

Class E, B2 and B8 Industrial Units opposite J11 of the M40 – To Be Refurbished

# Units 6 and 7 Wates Way

Acre Estate, Banbury, OX16 3TS

# TO LET



Units available from 6,543 sq ft – 13,097 sq ft  
**TO LET - £60,525 - £121,150 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

**01295 271000**

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Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge Per Annum	Building Insurance	Rateable Value	EPC
6	6,554	608.9	£60,625	Approx. £0.28p per square foot	Approx. £0.24 per square foot	£38,500	D - 85
7	6,543	607.9	£60,525			£38,500	C - 71
9	6,672	619.9	£61,700			TBC	TBC

**UNDER OFFER**

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is undergoing significant residential and commercial expansion.

The units are located on the established Wildmere Industrial Estate, situated just half a mile from Junction 11 of the M40. Local occupiers include Kärcher, DHL, Screwfix, Storage Base and Barry Callebaut.

Wildmere Road also benefits from being in close proximity to Banbury Gateway, a 285,000 sq ft retail park anchored by a 100,000 sq ft Marks and Spencer's and 60,000 sq ft Primark, as well as a McDonald's, Starbucks and others.

### Description

Three modern industrial / warehouse units, each benefiting from 2 storey offices. The units have loading from their front elevation, with allocated parking spaces, and additional parking available at the entrance to the estate.

- Ground floor production areas and first floor offices
- Three phase electricity
- Height to eaves of 5.2m (Units 6 & 7) and 6m (Unit 9)
- Forecourt car parking and loading
- Good access to Junction 11 M40 – situated just half a mile away

### Terms & VAT

Each unit is available on new fully repairing insuring leases, on terms to be agreed, subject to contract. VAT is payable in addition to the rent and service charges.

### Accommodation

Gross internal areas as above are measured in accordance with the current R.I.C.S. Code of Measuring Practice.

### Service Charge and Insurance Costs

There is a service charge payable in respect of the shared areas of the estate. Building insurance will also be payable. For further details please contact White Commercial.

### Services

We understand that mains services are connected to the premises, including gas. None of these services have been tested by the agents.

### Viewing and further information

Chris White & Harvey White of White Commercial or Freddie John of Gerald Eve

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### 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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