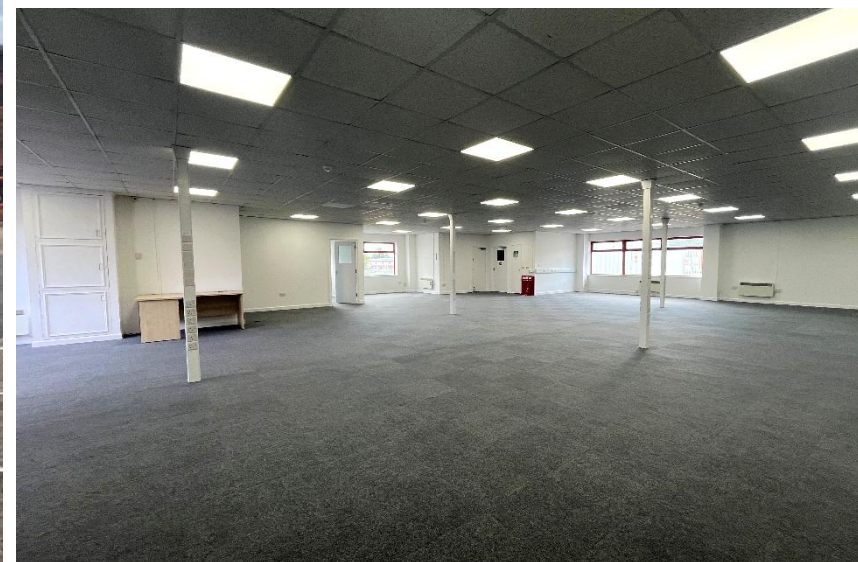


Unit 1 Canada Close, Banbury, Oxfordshire, OX16 2RT

For Lease – Modern Hybrid Industrial / Office 4,795 sq ft

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commercial.co.uk



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Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	Rateable Value	EPC
4,795	445.52	£47,500	£3,447.43	£1,439.93	To be reassessed	C - 75

Location

Banbury is situated at Junction 11 of the M40 London to Birmingham Motorway in North Oxfordshire. The town has a population approaching 55,000 (2021 census) and a catchment of 160,000 and is subject to substantial commercial and residential expansion at the current time.

Unit 1 is situated on the Canadian Business Park, a prominent trade counter location just off the A361 Southam Road and Marley Way and located just ¾ mile from J11 of the M40. There is direct access from the car park onto the canal towpath, affording a short walk to the Castle Quay Shopping Centre. Surrounding occupiers include Halfords, Royce Lingerie, Toolstation, B&Q and Waitrose.

Description

The premises provides a modern end-terrace two-storey 'hybrid' industrial/office premises, incorporating steel portal frame construction under a pitched and clad roof. The internal height is 3.4m (2.7m to suspended tile ceilings), painted concrete floors, with carpeting to first floor, an electrically operated insulated 'up and over' level loading door to ground floor (2.7m W x H), together with 11 allocated parking spaces (with a share of 13 further visitor spaces).

There are separate male and female WC facilities, together with kitchens situated to both ground and first floors.

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Industrial/Workshop	2,406	223.56
	Office	2,389	221.96
Total		4,795	445.52

Terms & VAT

Unit 1 is available on a new full repairing lease, terms to be agreed subject to contract at a rent of £47,500 per annum, exclusive of other outgoings.

We are advised that VAT will be payable in addition.

Service Charge and Building Insurance

A service charge is payable in respect of the maintenance of the communal areas of the estate and car park. A copy of the budget is available upon request.

Building insurance is arranged via the landlord and recovered from the tenant.

Services

We understand that all main services are provided to the property, excluding gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the property is due to be reassessed. Further information is available via White Commercial.

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

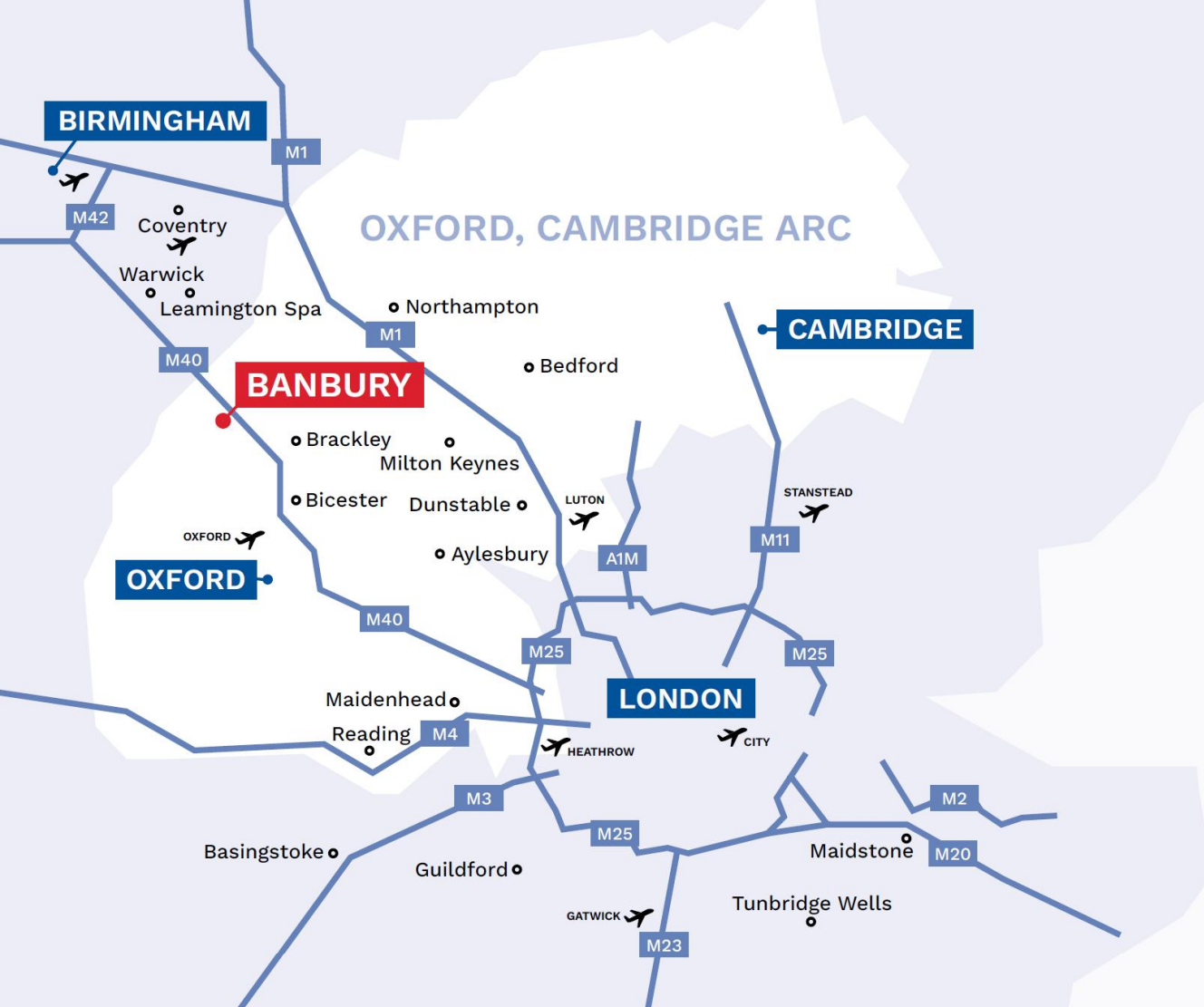


Chris White

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. August 2026.



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.

