TWYFORD MILL

- Prominent industrial / warehouse unit with showroom & large yard areas (with ability to secure)
- Comprises Warehouse 63,170 Sq ft, Showroom 4,366 Sq ft, plus detached showroom 1,535 Sq ft
- Excellent access to Banbury and M40 J11
- Secure yards, loading and extensive parking
- EPC rating C (57)
- 4.95m - 8m Eaves, 185 KVA (capacity to increase)

TO LET

From 30,041 Sq ft
to 69,071 Sq ft GIA
3.24 ACRE SITE

PROMINENT WAREHOUSE / INDUSTRIAL UNIT

Available Immediately

Oxford Road | Adderbury | Banbury | OX17 3SX

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DESCRIPTION

The property comprises a substantial steel portal frame warehouse with welfare and customer showroom, situated on a self-contained site located immediately off the A4260 Oxford Road.

The building presents well, benefiting from a modern and well-specified showroom and reception area, WC facilities and canteen. Heating is electric, with warm air / cooling provided to the offices and showroom areas.

The warehouse benefits from 4.95 eaves rising to 8m eaves arranged as one large bay plus ancillary stores, and is serviced by four loading doors, with good HGV circulation to the rear yard and fitted warehouse lighting. Extensive customer / staff parking is provided to the front of the site, with further yard and parking areas to the rear.

In addition, there is a separate detached showroom / storage building located to the front of the site, providing further flexible accommodation.

ACCOMMODATION

Warehouse

A substantial steel portal frame warehouse providing the majority of the accommodation, with high eaves and four loading doors.

Warehouse: 63,170 Sq ft GIA.

Showroom - Ground & First Floor

The property incorporates a prominent customer-facing showroom, arranged over ground and first floor levels, suitable for trade counter, display or customer use.

Ground Floor Showroom: 1,931 Sq ft
First Floor Showroom: 2,435 Sq ft
Total Showroom: 4,366 Sq ft

Detached Showroom

Detached showroom / store (external building): 1,535 sq ft

AREAS

Accommodation	Floor Area Sq ft
Warehouse	63,170
Showroom (Ground & First Floors)	4,366
Main building total	**67,536**
Detached showroom / store (external building)	1,535
Total	**69,071**

Dropbox Floor Plan Link

LOCATION

Twyford Mill is prominently located immediately off the A4260 Oxford Road, approximately 4 miles south of Banbury town centre and 6 miles south of the M40 Motorway (Junction 11).

Banbury provides excellent access to the national motorway network via the M40, linking Oxford, Birmingham and London. The property is well positioned for occupiers requiring strong regional and national connectivity.

Adderbury village is located nearby, providing local amenities, with Banbury offering a full range of retail, commercial and leisure facilities. The site benefits from strong roadside prominence and good access for both customer traffic and HGV servicing.

DRIVE TIMES

M40 J11	6 miles	10 mins
M40 J10	15 miles	20 mins
M25 J16	45 miles	50 mins
Banbury	4 miles	8 mins
Oxford	22 miles	40 mins
Birmingham	55 miles	1 hr
Central London	75 mins	1 hr 30 mins

TWYFORD MILL
OXFORD ROAD
ADDERBURY
BANBURY
OX17 3SX

TWYFORD MILL, OXFORD ROAD, ADDERBURY, BANBURY, OX17 3SX

SITE AREA
The site extends to approximately 3.24 acres.

TERMS
The property is available by way of a new full repairing and insuring lease, on terms to be agreed.

BUSINESS RATES
Rateable Value of approximately £275,000, (interested parties are advised to make their own enquiries with the VOA.)

SERVICE CHARGE
The service charge for the current service charge year is calculated at £0.70 per Sq ft.

INSURANCE
Insurance premium £29,886 per annum

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of C (57),

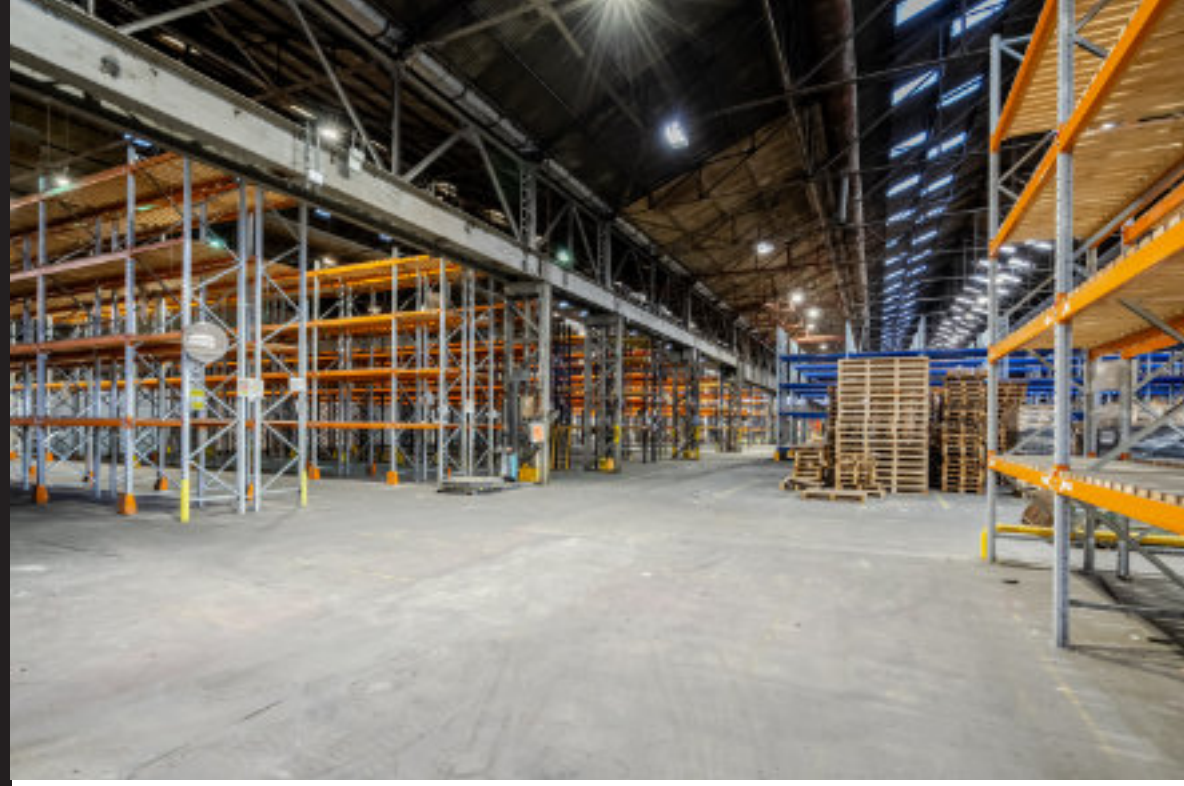
PLANNING
The property is considered suitable for industrial, warehouse and trade-related uses. All interested parties are advised to make their own enquiries of the Local Planning Authority regarding their proposed use.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with the transaction.

ANTI-MONEY LAUNDERING
To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:

1) Corporate structure and ownership details.
2) Identification and verification of ultimate beneficial owners.
3) Satisfactory proof of the source of funds for the buyers/funders/lessee.



FURTHER INFORMATION

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