Unit 4 Thorpe Close, Banbury, Oxfordshire, OX16 4SW

For Lease – Industrial/Workshop Unit – 2,940 sq ft

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Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	2026 Rateable Value	EPC
2,940	273.19	£22,500	N/A	£1,067.53	£18,250	D - 94

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. The town is subject to substantial commercial and residential expansion at the current time.

Unit 4 forms part of an industrial development on Thorpe Close, within the well-established Thorpe Way Industrial Estate and just ½ a mile from J11 of the M40.

Description
The premises comprise a mid-terrace industrial/workshop unit constructed around a steel portal frame, incorporating brick and part-clad elevations, under a pitched lined roof with translucent panels.

Unit 4 is arranged to open plan, with ground floor office upon entry, together with mezzanine storage and an office above. WCs and a kitchen are situated to the rear.

The unit has a height to eaves of 4.85m and 6.1m to apex, benefitting from an manually operated roller shutter door that is 3.55m wide and 4.9m high.

There is three-phase electricity, a compressed air system and 4 car parking spaces, together with loading and unloading area in front of the roller shutter door.

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

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	2,505	232.76
Mezzanine	Office/Storage	435	40.43
Total		**2,940**	**273.19**

Terms & VAT
Unit 4 is available on a new fully repairing and insuring lease at a rent as per the table above. The rental figure is exclusive of other outgoings and is subject to contract and terms agreed.

Services
We understand that all main services including a three-phase power supply are provided to the property but excluding gas. None of the above services have been tested by the agents.

Building Insurance
Currently are no shared costs or service charges applicable to the property.

Building insurance is payable, costs of which are stated above, arranged via the landlord and recovered from the tenant annually in advance.

Business Rates
The Rateable Value is £18,250 per annum. This is not what you pay.

Further information in this regard is available via the local authority.

Viewing and further information
Please contact Harvey White & Molly Baughan

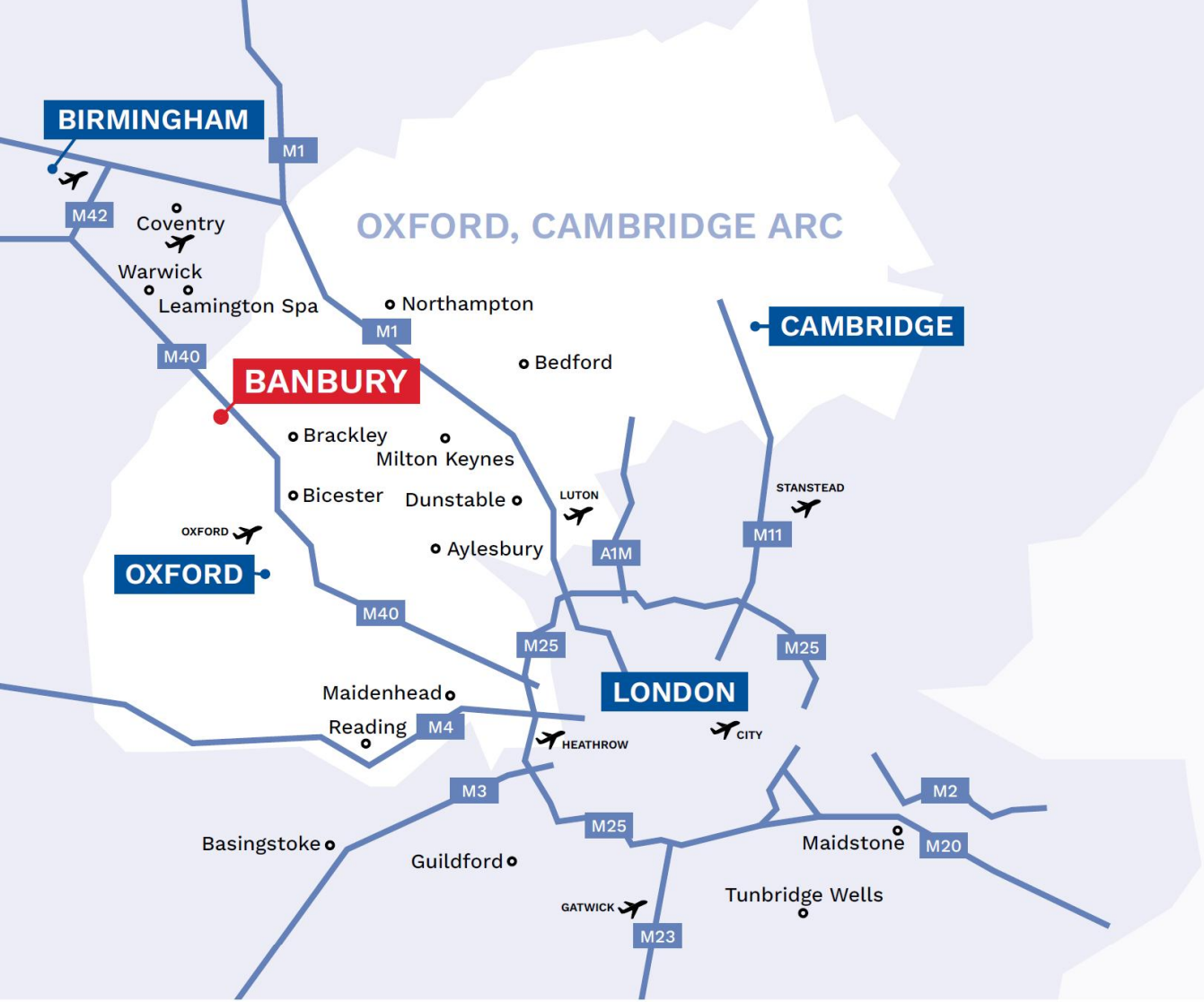
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Molly Baughan

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. October 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.

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