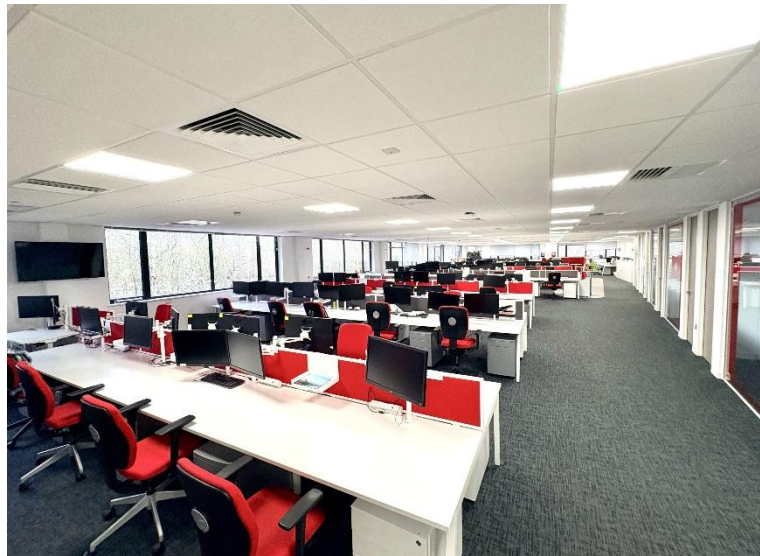
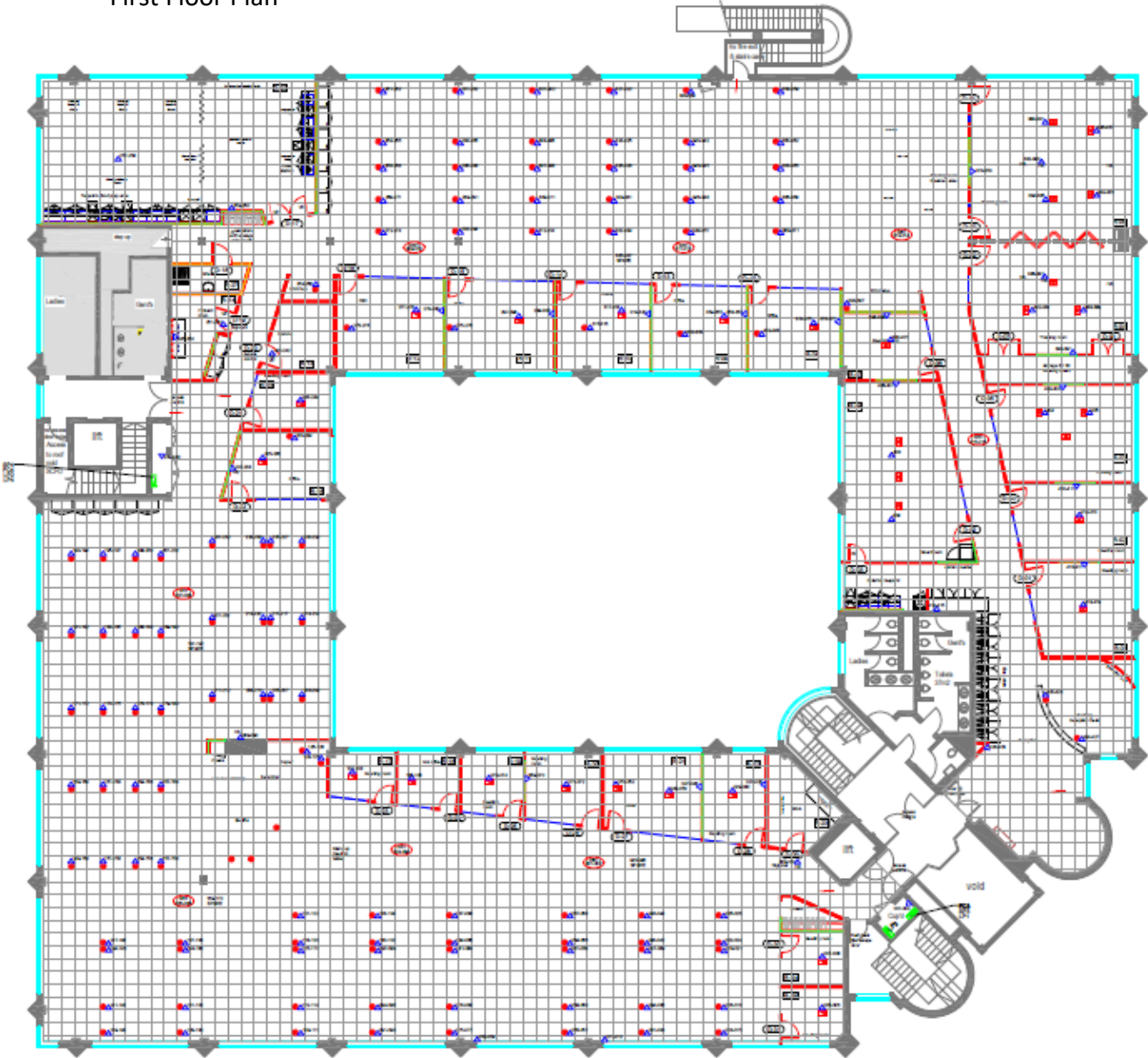


Pembroke House, Banbury Business Park, Adderbury, OX17 3NS
For Lease – Flexible Grade A First Floor Offices 5,050-16,760 sq ft



First Floor Plan



Sq Ft	Sq M	Use	Rent Per Annum	Rateable Value PA	EPC
5,050 - 16,759	469 - 1,556.96	Class E / Offices	£75,750 - £250,000	Approx £5.95 per sq ft	D - 82

Location

Banbury is Oxfordshire's 2nd largest town and is situated at Junction 11 of the M40 London to Birmingham Motorway; a rapidly expanding town with a population of 54,335 (2021 census) and a district population of approximately 256,000.

Pembroke House, previously home to Vodaphone's HQ, is situated within Banbury Business Park, benefitting from excellent access to both J10 (7 miles) and J11 (6.5 miles) of the M40 Motorway.

Occupiers at Banbury Business Park include Dematic, Bibby Financial Services, The Fire Protection Agency, Sanctuary Housing, the NHS and other office occupiers.

Description

Situated at the front of the business park and set around a central courtyard, this distinctive brick built two-storey building provides quality flexible first floor refurbished Grade A office accommodation.

Key features include large welcoming reception area, raised access floors, suspended ceilings with integrated LED lighting, four-pipe fan coil air conditioning, DDA compliant with passenger lift and a high quality existing fit-out, including various sized glazed meeting rooms and quality breakout areas.

The building benefits from a large café/restaurant and break out facility of c.3,600 sq ft to ground floor and of which is available for use by all the tenants of the building; run by well-known caterers. There are 86 car parking spaces available (1 space per 195 sq ft).

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

Floor	Use	Sq Ft	Sq M
First	Class E	16,759	1,556.96
Total		16,759	1,556.96

Terms & VAT

The whole of the first floor is available on a new effective full repairing lease, with terms to be agreed subject to contract at a rent of £250,000 per annum. The landlords may also consider sub-dividing the available accommodation subject to requirement, starting with suites of circa 5,050 sq ft and above.

There is an additional rent for the Café facilities of £1.75 per sq ft. We are advised that VAT will be payable in addition.

Service Charge

There is a service charge payable in respect of the maintenance of the shared facilities, full details are available from the joint agents.

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 to be reassessed but estimated at £195,000 per annum. Further information is available from the joint agents.

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

Or

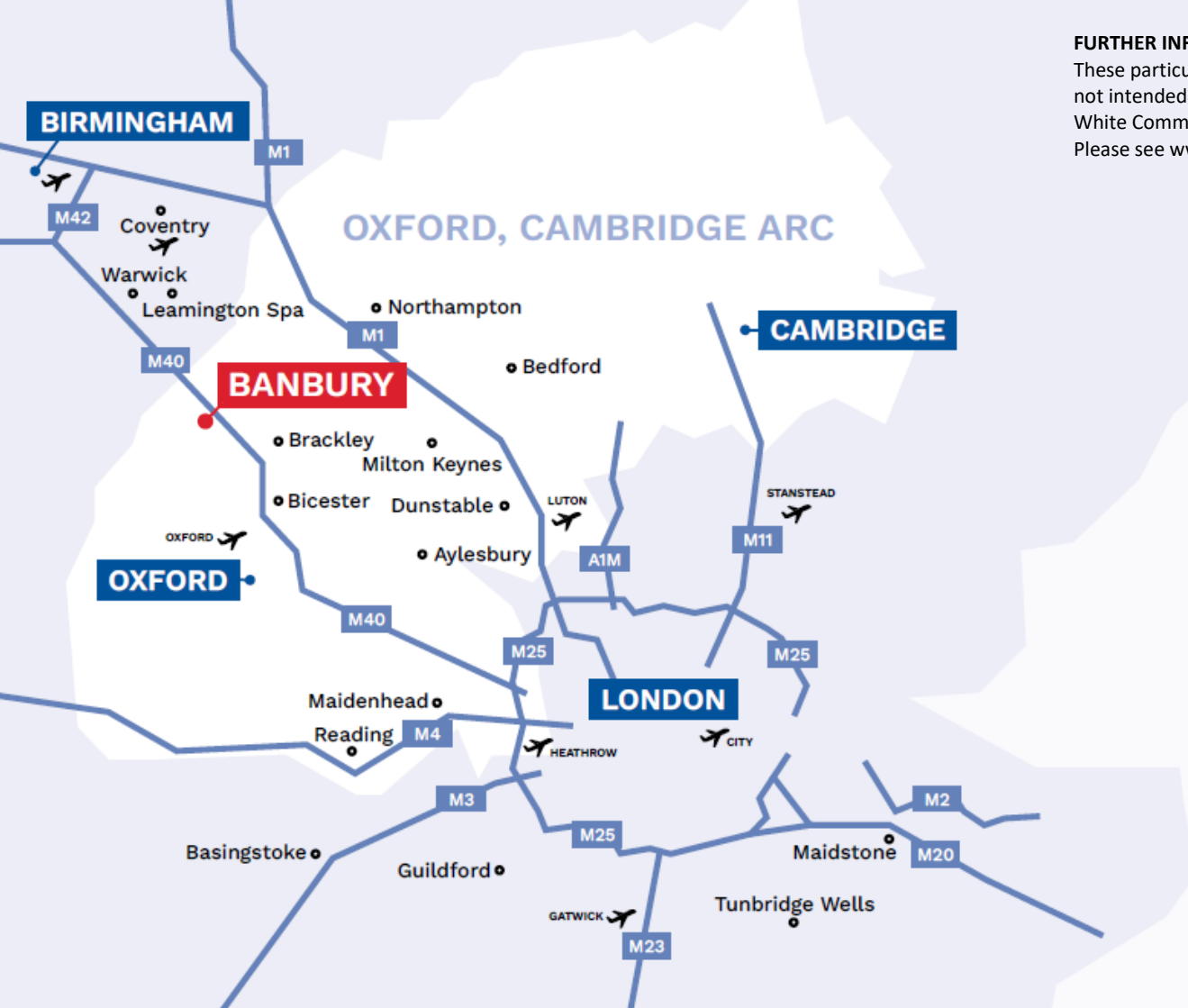
Douglas Bonham
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Tel: 0121 265 7616



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. March 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.

