

**Chipping Warden Barns**

**Appletree Road, Chipping Warden, Nr Banbury, OX17 1LH**

**For Lease – Industrial/Storage Premises – 15,609 sq ft across 3 buildings**

**white**  
commercial.co.uk



Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	Rateable Value	EPC
15,609	1,450	£117,000	N/A	TBC	See business rates below	D - 89

#### Location

Chipping Warden Barns are situated at the Manor Farm Business Park, adjacent to a barn-conversion office scheme and the 600,000 sq ft Appletree Trading Estate, just outside the village of Chipping Warden, along the A361 and with easy access to Junction 11 of the M40 (Banbury – 6 miles) and just 11 miles from Daventry in Northants, which in turn provides good access to the M1 and the UK's wider national motorway network.

#### Description

This self-contained 1-acre site comprises three industrial/storage units of steel portal frame construction totalling 15,609 sq ft, offered together with large and secure yard to both the front and rear.

Unit A benefits from 2 roller shutter doors and LED lighting. Unit 1 has a height to eaves of 5.2 meters.

Unit B&C has two roller shutter doors to front and one further shutter door providing access to the rear yard. A surface water gully has been installed connecting the two former buildings together. Unit B has a height to eaves of 3.9m

Unit B&C also benefits from quality office accommodation to ground and first floors, with 3x WC's, a kitchenette, boardroom and storage rooms. Air conditioning to offices has also been provided. Imagery is available upon request.

Unit D is situated behind Unit 2 within the rear yard area; a modern storage building with a concrete floor and a height to eaves of 4.75m.

As will be seen on the aerial imagery, there is good car parking together with ample loading/unloading to both front and rear (rear yard has been hard-cored).

#### Services

A three-phase power connection is provided, excluding water, mains drainage and gas. None of the above services have been tested by the agents.

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

Unit	Use	Sq Ft	Sq M
A	Warehouse	3,595	334
B&C	Warehouse	10,175	945
	First Floor Office	914	85
D	Store	925	86
<b>Total</b>		<b>15,609</b>	<b>1,450</b>

#### Terms & VAT

The whole site is available on a new fully repairing and insuring lease, with terms to be agreed subject to contract at a rent of £117,000 per annum.

We are advised that VAT will be payable in addition to the rental figure.

#### Service Charge

The site is self-contained and therefore no service charge is applicable.

#### Business Rates

The site has three assessments, with Unit A being £17,250, Unit B&C £47,500 and Unit D £4,750. This is not what you pay. Further information is available either upon request from White Commercial or via the local charging authority.

#### Viewing and further information

Please contact Chris White & Harvey White

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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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. January 2026.