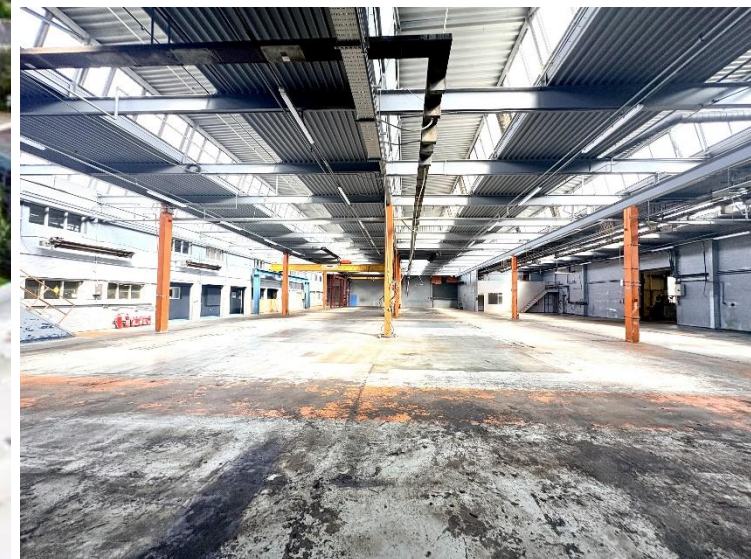


Thomas House, Beaumont Road, Banbury, OX16 1RJ

For Lease – 29,898 sq ft Quality Industrial / Warehouse Unit

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Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance	Rateable Value	EPC
29,898	2,777.63	£210,000	N/A	Approx £3,000 pa	£159,000	D - 88

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and an estimated catchment population of approximately 256,000.

The property is situated on the Beaumont Road Estate in Banbury, close to Banbury Cross Retail Park opposite Aldi and close to Mc Donalds and conveniently located just five minutes from Junction 11 of the M40 motorway.

Description

The property comprises a single storey industrial unit with 2 storey offices fronting Beaumont Road, together with a modern extension to the rear. The site extends to 0.427 ha (1.056 ac) with a site coverage of 60.8%. The original unit is constructed around a steel frame incorporating concrete encased columns at intervals and a concrete ground floor with side elevations of brick, with rear elevations of block work. The front elevation comprises aluminium curtain walling incorporating glazed and covered panels. The eaves height is approx. 16ft (4.87m).

The modern extension to the rear is of portal frame construction with a concrete ground floor and an eaves height of approx. 16 ft. (4.87 metres).

There is a main reception to the front of the building. The first-floor offices have suspended ceilings with fluorescent tube lights. Within the more recent office extension there is recessed lighting. A kitchen area is also provided on the first floor with further male and female WC facilities.

Externally the property provides concrete hard standing areas for loading/unloading to the rear of the premises and also hard standing concrete aprons to loading door areas. There are approximately 21 marked parking spaces.

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	26,821	2,491.76
First	Offices	3,077	285.87
Total		29,898	2,777.63

Terms & VAT

Thomas House is available on a new fully repairing and insuring lease, with terms to be agreed and subject to contract at a rent of £210,000 per annum. We are advised that VAT will be payable in addition to the rental figure.

Service Charge

No service charge is payable.

Services

We understand that all main services are provided to the property, including three-phase power and gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value (from 1 April 2026) for the property is £159,000 per annum. This is not what you pay, further information is available from the local authority.

Viewing and further information

Please contact Chris White & Harvey White

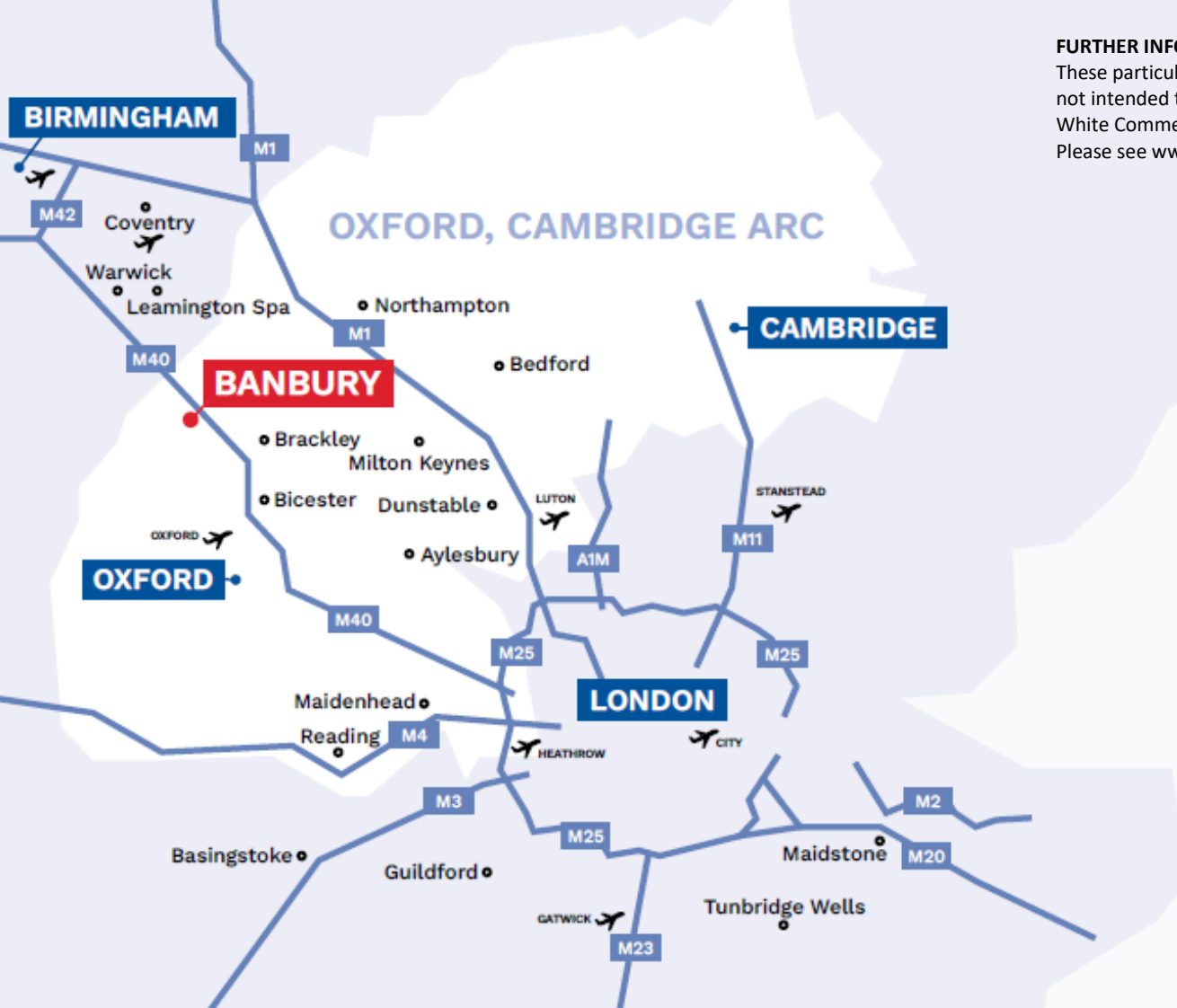
Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

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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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 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.