

# Modern Refurbished Office / Workshop Premises 1 Canada Close, Banbury, Oxon, OX16 2RT

## TO LET



4,795 sq ft (445.52 sq m)

TO LET - £43,200 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Rent Per Annum	Est. Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC
4,795	445.52	Class E	£43,200	£3,299.76	TBC	£41,750	E - 108

### Location

Banbury is situated in North Oxfordshire and is subject to substantial commercial and residential expansion at the current time.

The premises are situated on the Canada Close Business Park, just off the A361 Southam Road and Marley Way, located just ¾ mile from Junction 11 of the M40 London to Birmingham Motorway. There is direct access from the car park onto the canal towpath, affording a short walk to the Castle Quay Shopping Centre. Current surrounding occupiers include Halfords, B&Q, Waitrose, Swish Fibre and Royce Lingerie.

### Description

The two-storey self-contained office / workshop premises have previously undergone a good quality refurbishment, and have most recently been used as offices and storage.

Separate male and female WC facilities and kitchens are at both ground and first floors. There are 12 allocated car parking spaces available with the unit, and a share of 11 further visitor spaces situated close-by.

### Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Offices	223.56	2,406
First		221.96	2,389
<b>Total</b>		<b>445.52</b>	<b>4,795</b>

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

### Terms and VAT

The unit is available either via assignment of the existing leases (both expiring 16/05/2024) or on a new lease directly via the landlords on terms to be agreed.

The current rent paid is £43,200 per annum exclusive. VAT is chargeable.

For a copy of the leases, please request sight via White Commercial.

### Service Charge

A service charge is payable in respect of the maintenance and cleaning of the shared areas of the Business Park, as well as external building maintenance.

Further details and a copy of the budget is available upon request via the agents.

### Services

We understand all mains services are connected to the premises.

None of these services have been tested by White Commercial..

### Rates

The rateable value for the whole building is £41,750, rising to £46,250 from April 2023. This is not what you pay. Further details are available from the agents.

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White



Harvey White

### VIEWING AND 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 2023.