

# Unit 2 Cherwell Valley Business Park, Banbury, Oxfordshire, OX17 3AA

## To Let – 6,508 sq ft – Industrial/Workshop Unit – To be Refurbished



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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	Business Rates Payable PA	EPC
6,508	604.61	B1/B8	£58,572	£2,635.23	£2,631.32	£6,338.51	C - 58

### Location

Cherwell Valley Business Park, an 18-acre mixed commercial use site, is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport t/a Evolution Services Europe Limited and Ann Savva Group. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

### Description

Unit 2 is an industrial/workshop unit, with a roller shutter access door to the front elevation. The property has concrete floors, with composite panelling to eaves, under a pitched profile sheet roof with rooflights.

The unit will be available refurbished.

The unit features the following:

- Roller shutter door to the front elevation
- Height to eaves is 6.2m
- Hardstanding concrete apron storage/parking area to front elevation
- 3-phase electricity

### Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Industrial/Storage	6,508	604.61
<b>Total</b>		<b>6,508</b>	<b>604.61</b>

### Terms & VAT

The property is available on a new fully repairing and insuring lease at £58,572 per annum exclusive of other outgoings, subject to contract. VAT will be chargeable in addition to the rent and service charge.

### Service Charge and Building Insurance

There is a service charge payable in connection with the wider estate. Full details are available upon request. Building insurance will be arranged via the landlord and recovered annually in advance. The tenant will arrange contents insurance.

### Services

The property benefits from connection to mains water and 3-phase electricity. None of these services have been tested by the agents.

### Business Rates

The rates payable is detailed in the table above.

### Viewing and further information

Please contact Chris White & Harvey White

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### 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. July 2025.