

Modern Office / Industrial Premises
4 Canada Close
Banbury, Oxfordshire, OX16 2RT

TO LET



4,509 sq ft (418.96 sq m)
£39,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD
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whitecommercial.co.uk

white
commercial.co.uk

Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	2023 Rateable Value	EPC
4,509	418.96	Class E	£39,000	£670.00	£1,627.81	£35,000	D - 93

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 premises are of modern design, incorporating steel portal frame construction under a pitched and clad roof.

Industrial/warehouse accommodation exists to ground floor, arranged mainly to open plan, together with partitioned offices. Office/storage accommodation, alongside WC and kitchenette exists to the first floor, with a number of offices/meeting rooms to its perimeter.

The ground floor benefits an up-and-over roller shutter access door.

There are 9 parking spaces allocated to Unit 4. There are also visitor spaces available on site, affording a share of 13 further visitor car parking spaces.

Services

All main services are provided to the property.

None of the above services have been tested by the agents.

Terms & VAT

The premises are available by way of an assignment of the existing lease (expiring 25th July 2026, with a break clause at 26th July 2024) or appropriate sub-lease, at a rental of £37,000 per annum, rising to £39,000 per annum from 26th July 2023, exclusive of other outgoings and subject to contract. The landlord may also be open to granting a new lease on new terms.

Further information in this regard and copy of the lease is available upon request.

We are advised VAT is payable in addition to the rent and service charge.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	171.32	1,844
	Offices	42.24	454
First	Offices	205.40	2,211
Total		418.96	4,509

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

Building Insurance & Service Charge

See above table (based on 22/23 figures). A copy of the budget is available upon request from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

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www.whitecommercial.co.uk | 01295 271000



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 or call us on 01295 271000.

Please see www.whitecommercial.co.uk for our privacy policy. May 2023.