



- Rural setting on Private Estate
- Single Unit Suitable for Storage Use or Light Industrial
- Private access
- Secure location

**Unit 2 – 4,810 sqft
(447sqm)**

£34,000 per annum

**STORAGE UNIT
NEWBOTTLE ESTATE, BANBURY OX17 3DD**

Enquiries

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Additional Information

Location

Located on a private estate south east of Banbury and west of Brackley. Being approximately 5 miles from Junction 11 of the M40. There is a secure, private entrance from Newbottle Lane which is shared with an operational farm.



Description

Former grain store that would suit a low intensive storage or light industrial use. The Unit measures approximately 4,810 sqft. There is the opportunity for the final fit out of services to be tailored to the intended use. Car parking provisions are included.

Photographs were taken in January 2022.

Rental

Unit 2 – £34,000 per annum exclusive

VAT will be applicable.

Services

A service charge is payable to cover the cost of the maintenance of common areas and services in general.

Terms

Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Rates

No rates are currently payable; any rates that may become payable will be the responsibility of the Tenant.



Legal Costs

The Tenant is responsible for the Landlord's reasonable legal costs of £1,500 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.