

Unit 6 Tramway Industrial Estate, Riverside, Banbury, OX16 5TU

For Lease – 12,740 sq ft Quality Industrial / Warehouse Unit



Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
12,740	1,184	£102,000	£7,378.19	£2,646.24	To be assessed	C - 60

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 Tramway Industrial Estate, just 5 minutes from J11 of the M40 Motorway and is adjacent to Banbury Chiltern Service Railway Station, which provides regular services to London Marylebone and Birmingham.

Description

The accommodation comprises a quality industrial/warehouse space and benefits from a large dedicated service yard area. Specification includes:

- Pitched clad roof with roof lights
- Eaves height of approximately 18 feet (5.49m)
- Solid reinforced concrete floors
- Two roller shutter doors
- Three phase power

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	12,740	1,184
Total		12,740	1,184

Terms & VAT

The unit is available on a new fully repairing and insuring lease, with terms to be agreed subject to contract at a rent of £102,000 per annum.

We are advised that VAT will be payable in addition.

Service Charge

A service charge is payable to cover both landscaping and some property maintenance. Further details are available upon request from the agents.

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 for the property is to be reassessed. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

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



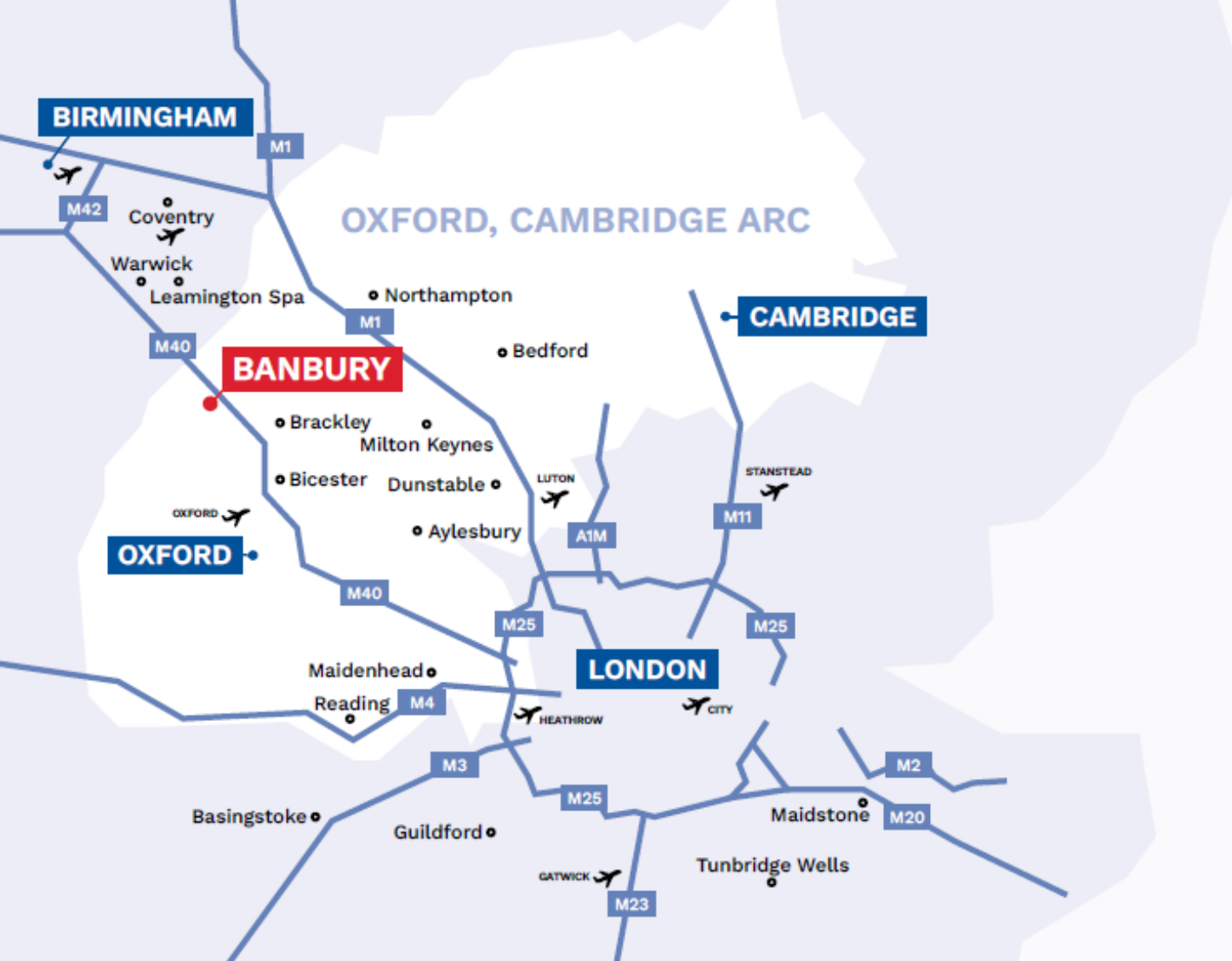
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FURTHER INFORMATION

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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.