

Serviced Office Accommodation

No 7 & 8 Guardian House, North Bar Street, Banbury, OX16 0TB



Location

Guardian House offers an unbeatable location, just a 10-minute walk from Banbury's mainline station, providing frequent rail services to London and Birmingham. With quick access to the M40 just 5 minutes away, along with excellent national rail connections, it's an ideal spot for small businesses and start-ups looking for a prime base to expand. Plus, the town centre, with its shops and services, is only a 5-minute walk away, offering both convenience and ease.

Terms

The offices are available on simple and flexible arrangements, designed in mind, to work with each individual customer and business. Prices and rents are exclusive of business rates and VAT which is payable in addition.

Description

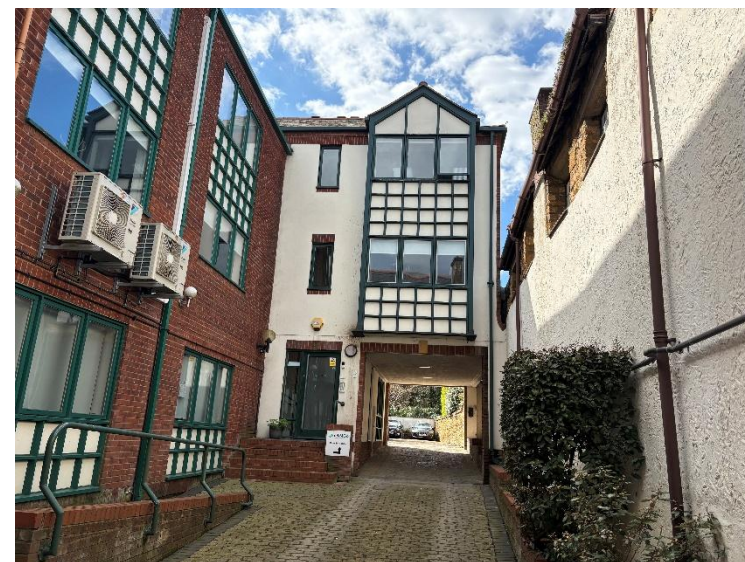
Number 8 - Arranged over three floors, which offers flexible office accommodation to suit a variety of business requirements. The ground floor comprises a reception/office area with a separate entrance and tea point. On the first floor, there is a main open-plan office alongside a separate office/meeting room. While the second floor provides a spacious open-plan office. The premises are available to let as a whole or on a floor-by-floor basis, offering flexibility for businesses of different sizes.

Externally the property benefits from 3–4 allocated parking spaces, with the final allocation dependent on the size and configuration of the accommodation let.

Number 7 - Located on the ground floor of Number 7, a compact single-person office is available to let immediately. The space offers an ideal solution for an individual seeking a dedicated workspace.

Available Areas

Building	Floor	Area	Sq Ft
No 8	Ground	Reception/Office	420
	1st	Main Open Plan Office	570
	1 st	Office/Meeting Room	160
	2 nd	Open Plan Office	785
Total			1935
No 7	Ground	Office	52



Monthly fee includes:

- Rent
- Utilities such as gas, water, and electric
- Cleaning
- Building maintenance
- Internet
- Office furnished with desks, chairs, and lockable pedestals
- Kitchens stocked with tea, coffee, milk, and sugar
- Registered address
- Building Insurance (not contents)

Viewing and further information

Please contact Molly Baughan & Harvey White

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

www.whitecommercial.co.uk | 01295 271000

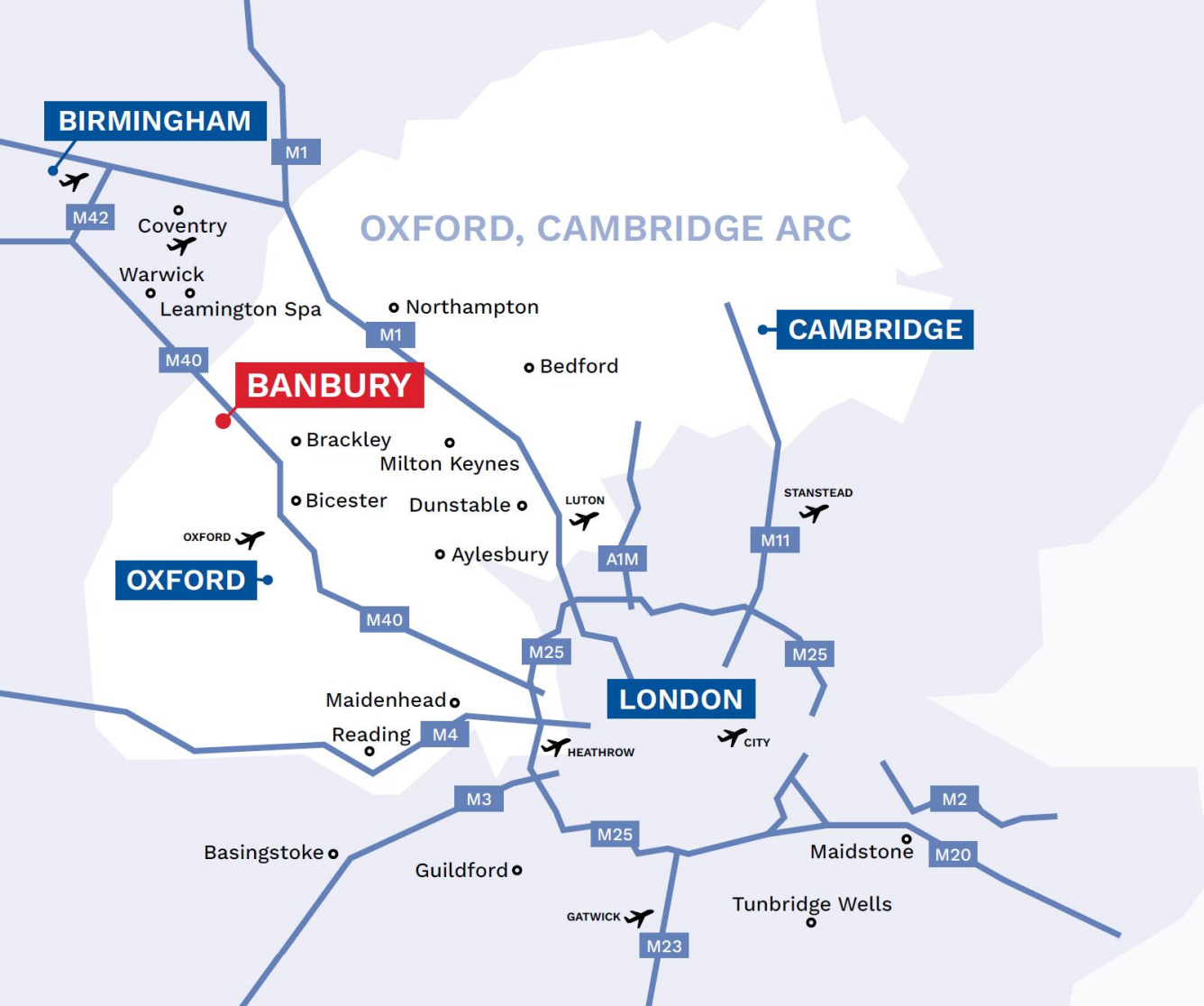


Harvey White

Molly Baughan

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. February 2026.



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.

