



CHERWELL BUSINESS VILLAGE

SOUTHAM ROAD | BANBURY | OX16 2SP

95,973 sq ft of industrial, offices, storage and yard areas, plus car parking. Situated on a 15.89 acre site producing a net income of £727,731 per annum exclusive.

Seeking offers in the region of £7 million.



EXECUTIVE SUMMARY.

15.89 Acre Business Park situated in Banbury, Oxfordshire at J11 of the London to Birmingham M40.

The site is situated to the north of Banbury off the Southam Road opposite Logicon's logistics park which includes tenants Amazon, The Entertainer and DCS and north of Beaumont Road Estate which includes occupiers such as Magna, Keter, Tibbets Group together with a Tesco Super Store, Banbury Cross Retail Park, Aldi and McDonalds.

The business park has a diverse range of tenants (74 total).

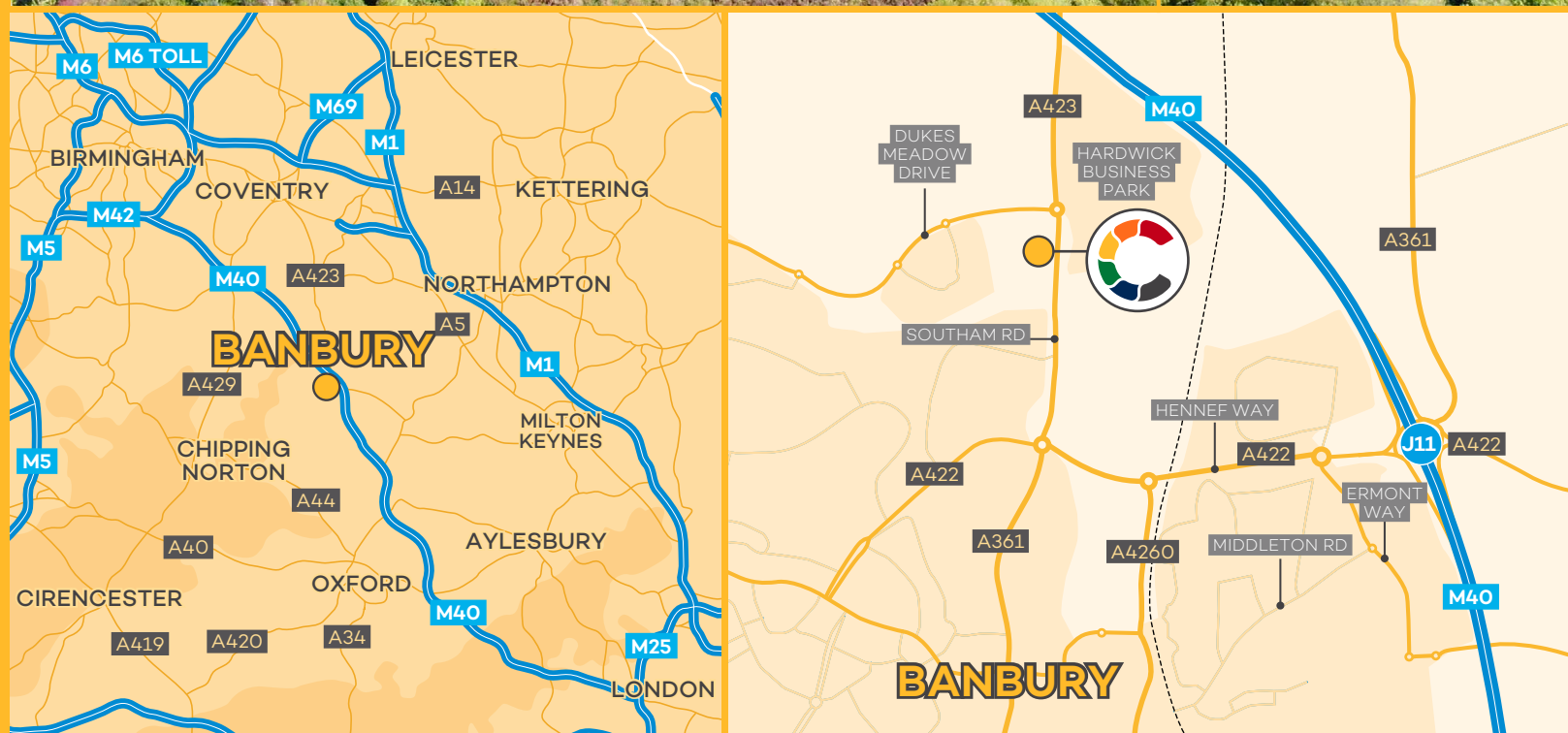
Opportunistic income profile with excellent prospects of continuing development of many aspects of the site.

Total current net income of £725,508 per annum exclusive from a total let area of 95,973 sq ft of covered space reflecting a net rental of circa £7.58 per sq ft overall.

The site is available Freehold subject to the various leases

The main Estate and Accommodation comprising 95,973 sq ft is situated on 8.42 acres with the remaining site area totalling 7.47 acres

We are instructed to seek offers in the region of £7 million subject to contract and plus VAT. A purchase at this level reflects a gross yield of 10.3%.



LOCATION & CONNECTIVITY.

Banbury is the 2nd largest town in Oxfordshire and continues to see major residential and commercial expansion, all driven by its location at Junction 11 of the London and Birmingham M40.

Cherwell Business Village is some 74 miles north west of London and 46 miles south east of Birmingham. The M40 motorway provides a fast and direct route between the UK's 2 largest cities.

The business park is just 2 miles from Banbury's Chiltern Railway Station, with rail connections providing frequent and direct rail services to Birmingham New Street, Oxford, and London Marylebone.

Cherwell Business Village occupies a prominent location along Southam Road with direct access to J11 of the M40 and a short distance from Banbury Town Centre. The site lies North of the Beaumont Road industrial estate and new residential areas to the west and East of the site. Banbury's centralised location within the UK and major arterial routes such as the M40, A43 are easily accessed from the business park.

| Destination | Miles | Time |
|---------------|-------|---------|
| Bicester | 17 | 27 mins |
| Birmingham | 51 | 1 hour |
| Coventry | 33 | 38 mins |
| Leamington | 21 | 31 mins |
| London | 80 | 2 hours |
| Milton Keynes | 31 | 47 mins |
| Northampton | 30 | 49 mins |
| Oxford | 32 | 43 mins |

 [Click here for Google Maps](#)

 [What3words frost.flip.ashes](#)

CHERWELL
BUSINESS VILLAGE



INDUSTRIAL SUMMARY.

Cherwell Business Village provides a substantial industrial offering of 57,975 sq ft in varying sizes and ages. Full details of the buildings are available from White Commercial.

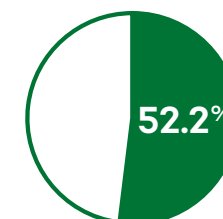


Total Income

The industrial income is currently (as at 1st August 2025)

£
£379,923

Site Area



Accommodation

A total area of

57,975
sq ft

Size Range

Units ranging from

95 sq ft
↓
36,461 sq ft



OFFICE SUMMARY.

Cherwell Business Village provides offices totalling 36,835 sq ft offering suites of varying sizes and ages with both short and long-term tenants. Full details of the buildings and the past four years of tenancy schedules are available from White Commercial.



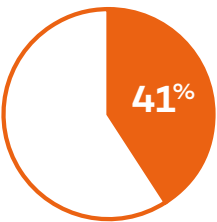
Total Income:

The office income is currently (as at 1st August 2025)



£298,168.50

Site Area:



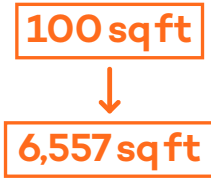
Accommodation:

A total area of



Size Range:

Units ranging from



ADDITIONAL INCOME.

Cherwell Business Village also generates income through a variety of other uses, including retail and car parking facilities. Full details are available from White Commercial.



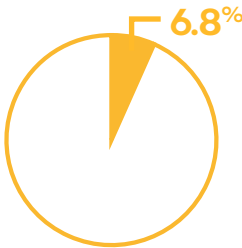
Total Income:



£49,640

per annum exclusive
(as at 1st August 2025)

Site Area:



Car Parking:



£38,000

Retail:



£11,640



FURTHER INFORMATION.

EPC

The EPC ratings for all units range between C-E.

Tenure

The site is held Freehold by Clowes Developments (North West) Limited.

Tenancies

Details of tenancy schedules held for the past 4 years are included in the data room.

Data Room

Please contact the agents White Commercial Surveyors for access to the Data room. This holds extensive information on the site.



VIEWING.

For further information, or to arrange an inspection please contact:

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