



UNIT 7, WEST STREET INDUSTRIAL ESTATE,  
SHUTFORD, BANBURY, OX15 6PH

**FOR LEASE | £12,000 pa exclusive annum**

1,120 sq ft (104.04 sq m) GIA

**Ideal for small business, creatives & artisans**

- Located within an established industrial estate in the village of Shutford approximately four miles from Banbury.
- Includes yard area.
- Warehouse, Office, and Ancillary storage mezzanine.
- Roller shutter loading door.
- Three phase electricity.
- LED lighting.
- Two WCs and Kitchenette.

## Location

Unit 7 is situated within the established West Street Industrial Estate in the village of Shutford, approximately 4.5 miles west of Banbury. The location provides efficient access to the regional road network via Junction 11 of the M40 at Banbury.

## Description

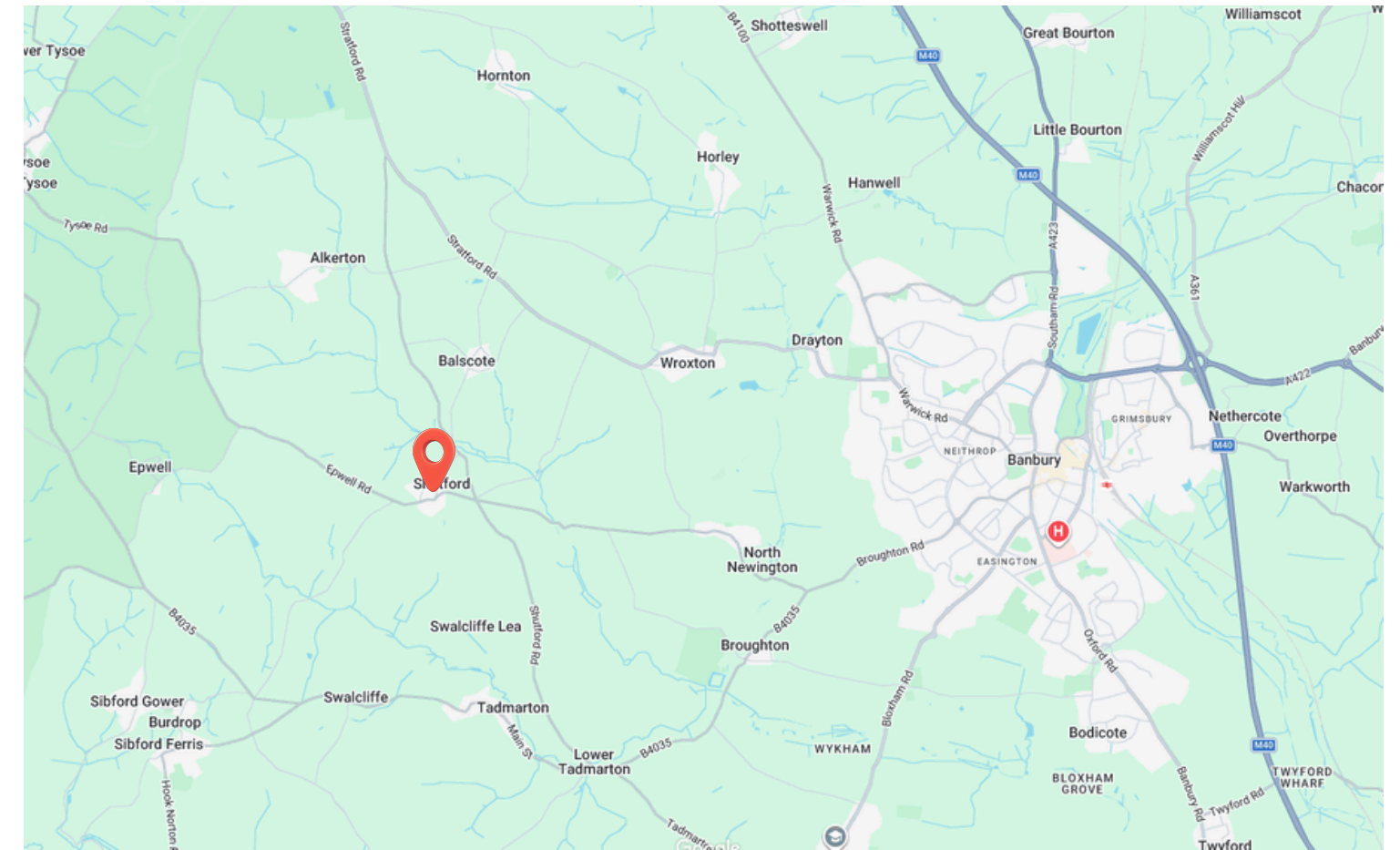
The property comprises a semi-detached industrial unit of brickwork construction. The internal configuration provides a lobby reception and dedicated office areas at the front, leading to a workshop area at the rear.

### Key Features:

- Access: Pedestrian personal access doors and a loading door providing direct access to the yard.
- Internal Layout: Ground floor workshop and office with a small first-floor mezzanine over the office currently utilised for additional storage. The unit includes two WCs and a kitchenette.
- External: Yard and parking area (red boundary on next page) providing ample space for vehicle turning and circulation.
- Services: The premises benefit from mains water, drainage, and 3-phase electricity supply.

## Accommodation

Unit	sq ft	sq m
Workshop/Warehouse	729	67.68
Office and ancillary	391	36.36
<b>Total Gross Internal Area</b>	<b>1,120</b>	<b>104.04</b>



## Rateable Value

The Rateable Value (RV) is £7,600 from the 1<sup>st</sup> April 2026, this is not the amount payable. We understand this RV currently qualifies for 100% small business rates relief.

## EPC

The Energy rating is E.

## Service Charge

There is a £500 per annum contribution to estate services and maintenance payable.

## Term

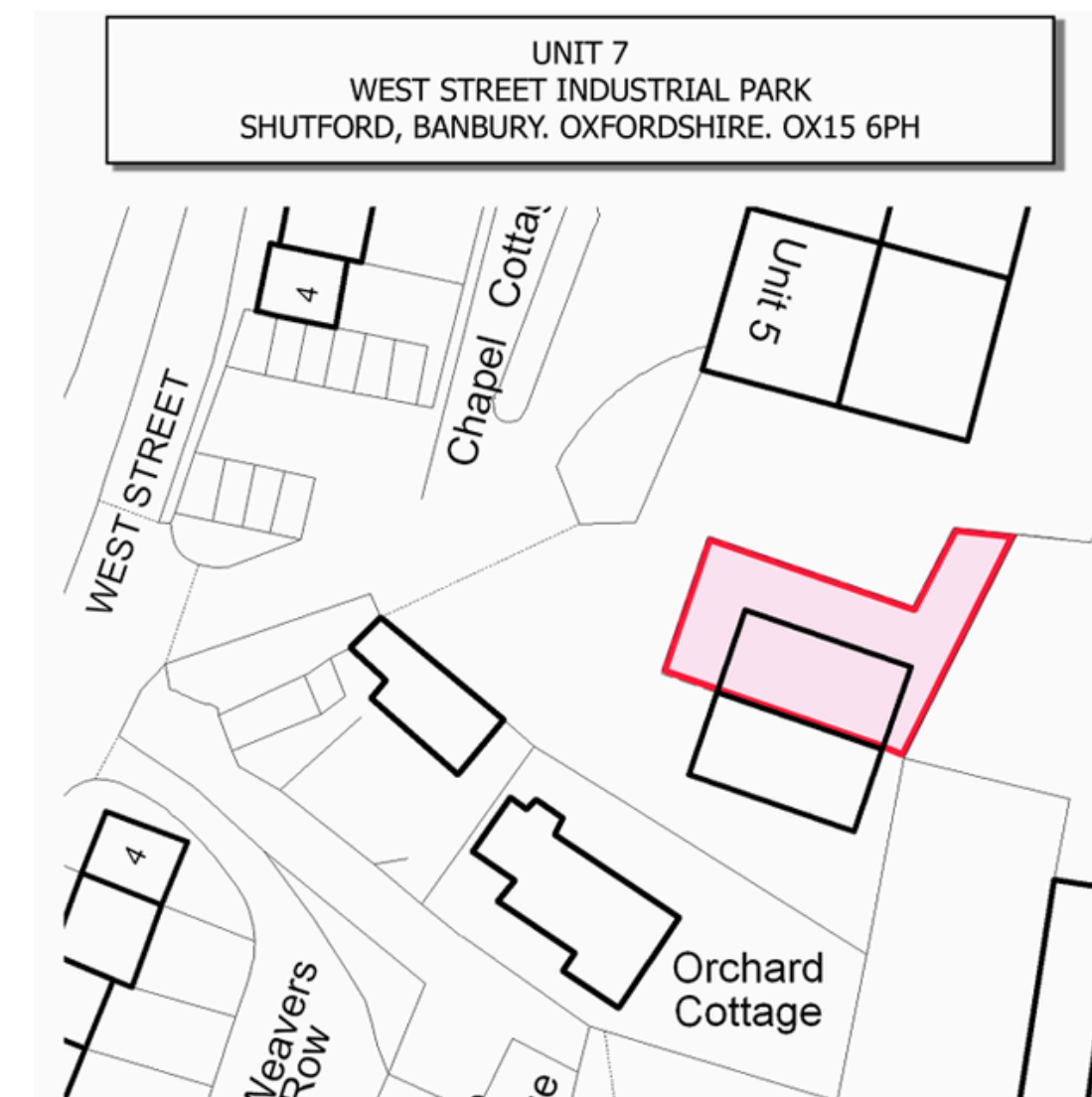
To let on a new lease for a term to be agreed. All terms flexible by negotiation with the joint agents.

## Rent

The asking rent is £12,000pa exclusive. We understand VAT is not currently applicable.

## Viewings

Strictly by appointment with the joint agents.



## Contact



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