

# Modern Offices Available on Flexible Terms

## Cherwell Business Village, Southam Road Banbury OX16 2SP



**Suite F150 - 870 sq ft (80.83 sq m)**  
**TO LET - £6,960 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD  
**01295 271000**  
[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk)





## LOCATION

Cherwell Business Village is situated in Banbury, close to Junction 11 of the London to Birmingham M40 motorway with mainline rail links (Chiltern Line) with Birmingham and London. Banbury is currently expanding, benefitting from a number of substantial existing and planned residential and commercial developments.

The Business Village, situated on Southam Road – is a well-established and thriving 18-acre business park to the north of the town, with over 100+ occupiers on site, including companies such as Future Network Distribution Ltd, Joma Jewellery and Pipeline Industries Guild Limited.

## DESCRIPTION

Suite F150 provides 870 sq ft of quality accommodation to first floor, overlooking fields and with a vaulted ceiling and separate meeting room. For further details and availability ranging in size from 137 – 1,500 sq ft, please contact the agents.

The landlords' representative and maintenance team are located on site and provide hands on assistance to tenants, including the letting and management of the site and facilities.

Accommodation can be provided to suit tenants exacting and specific requirements.

Flexible 'in and out' agreements are available from one month upwards and can be signed within a day.

Rents are subject to the accommodation taken with rates and service charge paid in addition (service charge includes all additional occupational costs excluding electric which is metered) – see table below. Rates are paid directly to the Rating Office and costs are dependent on the size of the unit taken. Car parking is on a first come basis however gated car parking spaces close to the premises can be purchased at £455 per annum.

## INCENTIVES

Our clients will consider a rental incentive package on the above terms to suit the ingoing tenant's requirements (subject to the terms of the lease and the financial covenant of the ingoing tenant).

## LEGAL COSTS

Each party will be responsible for their own legal costs however simple non-expensive licence agreements are also available.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment via White Commercial.

Contact Chris White:- [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

and Harvey White:- [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



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Suite	Sq Ft	Floor	Rent	Service Charge	Building Insurance
F150	870	First	£6,960.00	£4.25 per sq ft	£0.60p per sq ft

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.

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