
TO LET

**Finance House, Beaumont Road
Banbury OX16 1RH**

Office Property To Let

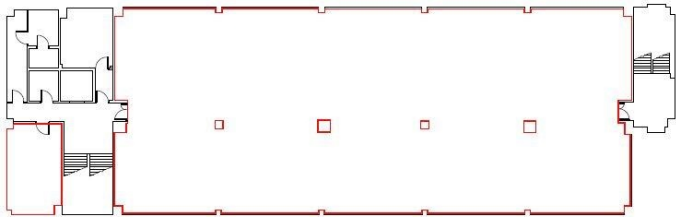
**5,570 - 11,196 Sq Ft
(517 - 1,040 Sq M)**

Finance House, Beaumont Road, Banbury OX16 1RH

DESCRIPTION

The property comprises a stand alone office building located in a prominent position on Southam Road. Recent significant investment has seen the refurbishment of common areas, installation of new lift and new boiler. The affordable accommodation provides fully fitted, self-contained office suites over two floors which are available individually or combined.

- ✓ Edge of town centre
- ✓ Full access raised floors
- ✓ LED lighting
- ✓ EV charging points
- ✓ Secure access
- ✓ Air conditioning
- ✓ Suspended ceilings
- ✓ Ample private car parking



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	5,570	1,697.74
Third Floor	5,626	1,714.8
Total	11,196	1,040

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

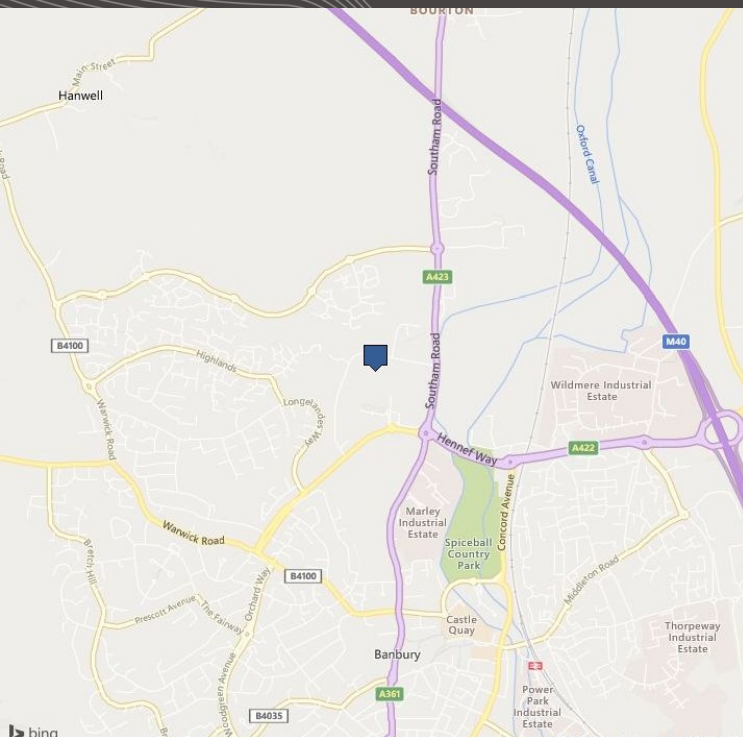
BUSINESS RATES

Rateable Value for 2nd floor: £47,250
Rateable Value for 3rd floor: £46,500
Further details available from the VOA.

TERMS

The premises are to be let on a new lease at a rental of £61,270 pa for the second floor and £61,886 pa for the third floor, based on an effective Full Repairing and Insuring lease.





LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion, with a number of new developments underway and planned. Finance House is situated on the Beaumont Road, close to Banbury town centre and Junction 11 of the M40 Motorway and situated next to Tesco and Waitrose.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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