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DRAFT



UNIT 13 APOLLO BUSINESS PARK

Wroxton, Banbury, OX15 6AY

TO LET £13,500 PAX

Light Industrial/Business Unit

- Mid-terrace unit under construction
- Good car parking provisions
- Completion due September 2017
- EPC Awaited

148.64 sq m (1,600 sq ft)



Location

The village of Wroxton lies three miles to the West of Banbury along the A422 (Stratford upon Avon Road). The Business Park is approached by taking the road sign posted for Apollo Park and Horley approximately half a mile outside Wroxton heading towards Stratford upon Avon.

Description

A brand new development of light industrial business units available to let.

The unit covers 1,000 sq ft ground floor area with a 600 sq ft mezzanine and are part of phase 3 of the development. Each unit contains a kitchenette, complete with fridge, sink and cupboards and a WC with hand basin. Both the kitchenette and the WC have electric heaters.

The site has good car parking provisions. The units are expected to be completed by September 2017.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Ground Floor	92.90	1,000
First Floor Mezzanine	55.74	600
Total GIA	148.64	1,600

Services

Mains electricity and water are available. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

The units have yet to be rated. The units will be rated on completion. This has been obtained from the Valuation Office website.

Planning

The units have planning consent for B1 office use, B2 general industrial use and B8 storage and distribution use, however it is the proposed tenants responsibility to satisfy themselves that their use is in accordance with this.

Service Charge

We understand that a service charge is levied for the provision and maintenance of communal areas.

Terms

The unit is available to rent at an asking rent of £13,500 per annum on terms to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The units are still under construction but will have an Energy Performance Rating on completion. A copy of the report will be available upon request.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

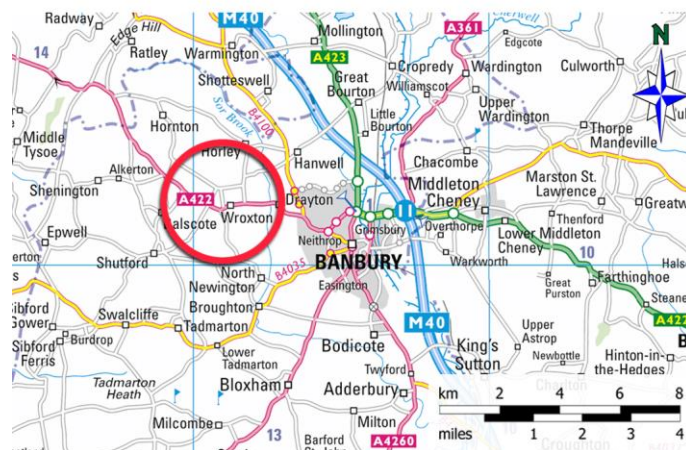
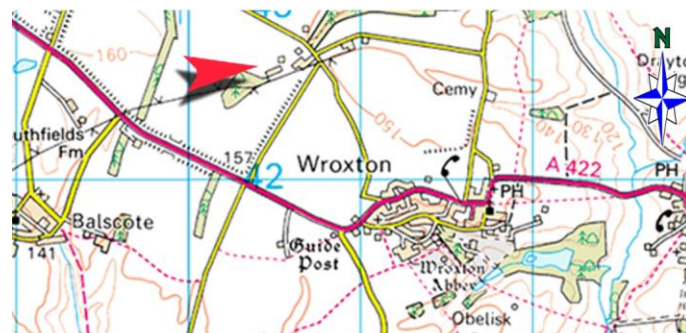
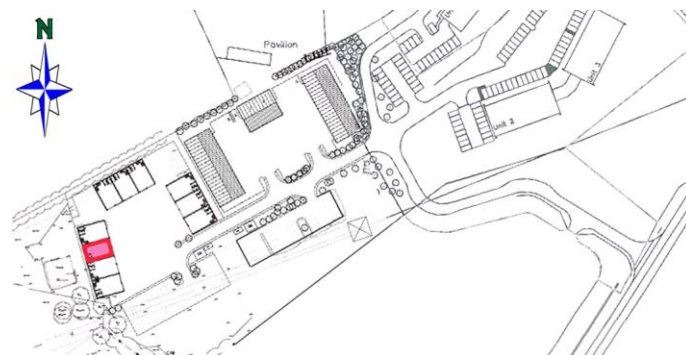
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