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UNIT A, 20B WILDMERE ROAD

Banbury, Oxon, OX16 3JU

TO LET £15,000 PAX (By way of Assignment)

Trade Counter/Warehouse/Industrial Unit

- Concertina Loading Door Access
- Three Phase Electricity
- First Floor Offices
- EPC Rating E

252.79 sq m (2,721 sq ft) Inc. Mezzanine Floor 462 sq ft

Location

Banbury is the main North Oxfordshire centre for commerce and industry. These premises are located on the well-established Wildmere Road Industrial Estate within approximately 0.25 miles of Junction 11 of the M40 motorway with excellent road communications to Birmingham to the north and London to the south. Wildmere Road Industrial Estate is located next to the new Banbury Gateway Retail Park.

In addition to the excellent road communications Banbury has a main line rail link to London Marylebone (53 minutes) and Birmingham New Street (53 minutes).

Surrounding occupiers include Eurocell, Screwfix, Travis Perkins and City Plumbing.

Description

Unit A is a semi-detached building of steel portal frame construction with part facing brick/block work walls with insulated profile steel cladding above and to the roof. The roof has approximately 15% transparent roof lights. More particularly the property features the following:-

- Full height concertina loading door.
- Eaves height approximately 5m to the underside of the eaves.
- Three phase electricity.
- Ground and first floor offices.
- Gas blower heating.
- Forecourt car parking and loading.
- Prominent to the main estate road.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Warehouse including ground floor office	158.12	1,702
First floor offices	51.75	557
First floor mezzanine storage	42.92	462
Total GIA	252.79	2,721

Terms

These premises are offered by way of assignment of the existing lease which expires 9th October 2023. There is a break option 7th October 2018.

Rent

The passing rent is currently £15,000 per annum exclusive subject to a rent review 9th October 2018.

Services

We understand that all main services are available electricity, gas, water and drainage. 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.

VAT

It is understood that VAT is chargeable.

Legal Costs

Each party is to bear their own legal costs in this transaction with the exception of the Head Landlords costs which is to be covered by the tenants in respect of the Licence to Assign.

EPC Rating

The asset rating for this property is in Band E. A full copy of the EPC is available from our offices.

Viewing & Further Information

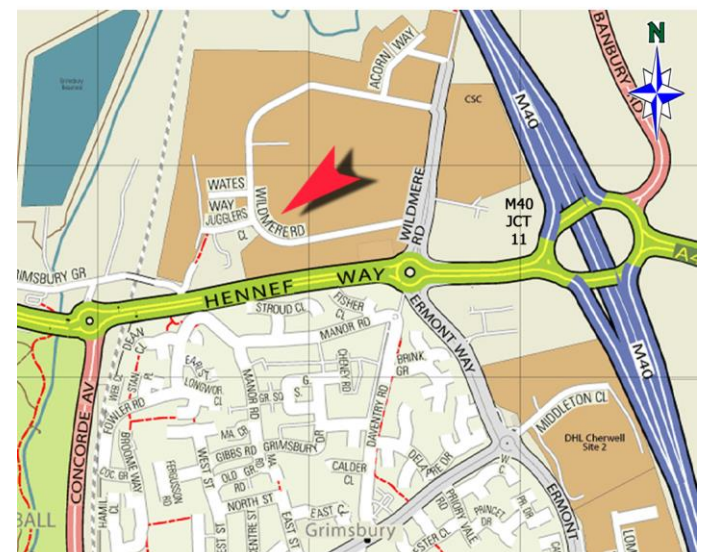
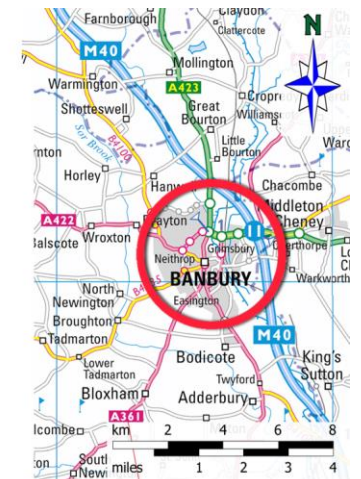
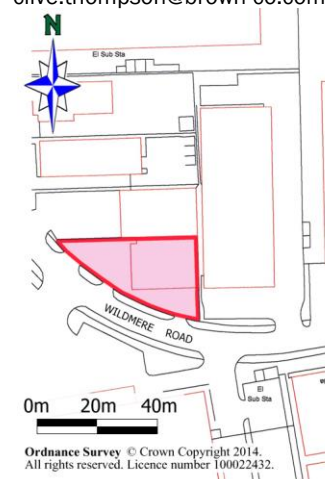
Strictly by appointment with the sole letting agent:-

Brown & Co

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