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11 MANOR PARK

Wildmere Road, Banbury, OX16 3TB

TO LET £29,500 PAX

Good Quality Modern Offices

- Situated within ¼ mile of Junction 11 of the M40
- Landscaped & well management Business Park environment
- Car Parking
- EPC Rating E

181.99 sq m (1,959 sq ft)

Location

Banbury is the main centre for commerce and industry serving north Oxfordshire and Manor Park and is located within ¼ mile of Junction 11 of the M40 motorway. There are excellent road communications via the motorway systems to London (70 miles to south) and Birmingham (40 miles to north). Oxford lies approximately 23 miles to the southeast of Banbury.

Description

The buildings are of traditional construction with full height facing brickwork with anodised aluminium windows and doors with high security reflective double glazing. Category 2 lighting, category 5E ducting. More particularly the property features the following:

- Fully raised floors
- Air conditioning
- Good quality fixtures and fittings
- Good quality kitchen area
- Car parking for 8 cars

Accommodation

The property provides the following net internal floor area.

Unit 11	sq m	sq ft
Ground floor	88.54	953
First floor inc. Kitchenette	93.46	1,006
Total NIA	181.99	1,959

Services

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

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Rateable Value	£26,250
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Service Charge

A service charge is payable for the repair and maintenance of the common parts of the Business Park, further details available from the agents.

Terms

A new lease is offered on a fully repairing and insuring basis for a term to be agreed by negotiation.

Rent

£29,500 per annum exclusive.

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 asset rating of the property is in Band E.

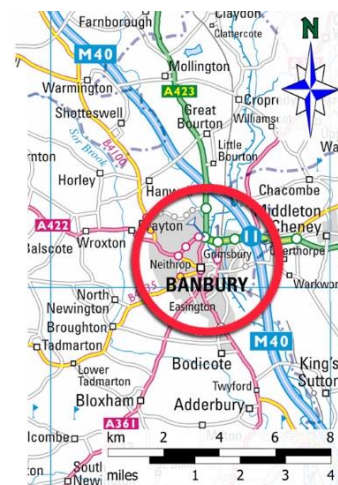
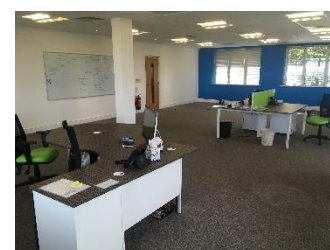
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
Castle Link
33 North Bar Street,
Banbury
Oxon OX16 0TH

Tel: 01295 273555

Clive Thompson
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