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GROUND FLOOR, UNIT 2 COMPTON PARK

Wildmere Road, Banbury, OX16 3LU

TO LET £33,000 PAX

Warehouse/Industrial Unit

- Ground floor only available
- Good quality air conditioned ground floor office
- All mains services connected
- EPC Rating E

425.83 sq m (4,584 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 with approximately 0.25 miles of Junction 11 of the M40 Motorway with excellent road communications to Birmingham and the north and London to the south. The Wildmere Road Industrial Estate is located next to the new Banbury Gateway Retail Park (M&S, Next, River Island, Primark, McDonalds).

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. Banbury supports a very strong automotive sector and this building was formerly occupied by a single user of the whole for automotive parts distribution.

Description

The building is of steel portal frame construction with elevations of brick work and micro-rib cladding with good proportion of glazing to the office accommodation. More particularly the property features the following:-

- Sectional overhead loading door.
- Eaves height to approximately 6m.
- Three phase electricity.
- Gas blower heating.
- Central heated and air conditioned office accommodation.
- Forecourt car parking and loading.
- Quarter of a mile from Junction 11 M40.

Accommodation

All measurements were taken on a gross internal floor area basis in accordance with the guidelines set out by the RICS.

Unit 2	sq m	sq ft
Ground Floor		
Warehouse including offices/WC's/ boardroom	425.83	4,584

Terms

A new lease can be offered on fully repairing and insuring terms.

Rent

Ground floor of Unit 2 - £33,000 per annum exclusive.

Service Charge

The service charge will be levied to cover the maintenance of the common areas of the estate.

Business Rates

To be confirmed.

Services

We understand that all mains services are available electricity, gas, water and drainage. We have not carried out tests on any of these services or appliances and interested parties should arrange their own test to ensure these are in working order.

VAT

It is understood that VAT will be charged on rent and service charge.

Legal Costs

Each party is to bear their own legal costs in this transaction.

EPC Rating

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

Viewing & Further Information

Strictly by prior appointment with the sole letting agent:-

Brown & Co

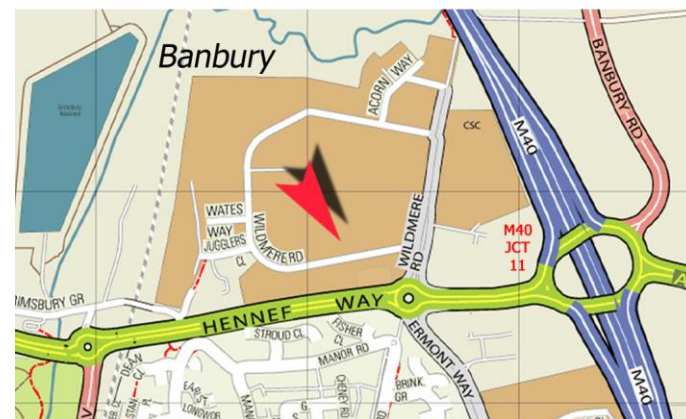
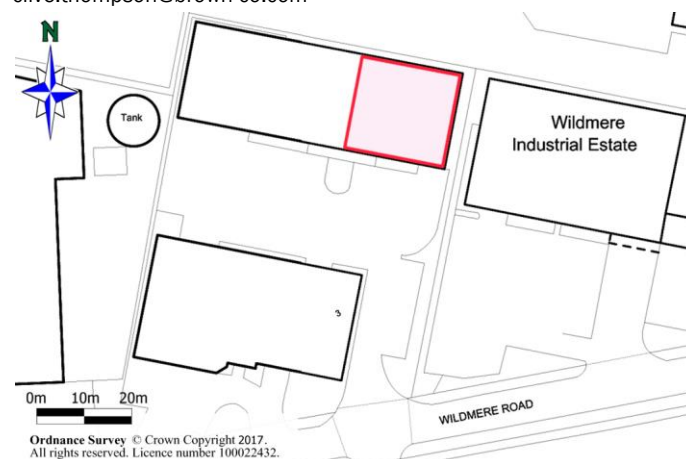
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