

# Modern Self-Contained Offices

## 9 & 10 Somerville Court, Banbury Business Park

### Adderbury, OX17 3SN



**To Let**  
**4,329 sq ft (402.2 sq m)**  
**To Let - £49,478 per annum exclusive**

**WHITE COMMERCIAL SURVEYORS LTD**

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**commercial.co.uk**



Unit	Sq Ft	Floors	To Let	Service Charge Per Annum	Building Insurance Per Annum (20/21)	2017 Rateable Value	EPC Rating
9 & 10	4,329	Ground & First	£49,478	£7,196.00	£946.13	£52,500	D - 94

## LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham). The property is located on the popular Banbury Business Park which is located three miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40.

## DESCRIPTION

The premises comprise a self-contained ground and first floor office building which benefits from air conditioning and separate male and female WCs and kitchen facilities. The unit further benefits from 24 allocated car parking spaces.

## SERVICES

We understand that all main services are provided to the property excluding gas. None of the above services have been tested by the agents.

## EPC

The EPC rating for Unit 1 is D – 94.

## ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards (IPMS3) Office.

Floor	Description	Sq M	Sq Ft
Ground	Offices	190.2	2,047
First		212	2,282
TOTAL		402.2	4,329

## TERMS

Units 9 & 10 are available by way of either an assignment or under-letting of the existing lease (expiring in April 2029 with break clauses in April 2023 & April 2027 and rent reviews at April 2022 & April 2025). The current passing rental is £49,478 per annum exclusive.

Further details and copy of the lease are available upon request from White Commercial.

## SERVICE CHARGE & BUILDING INSURANCE

A service charge in respect of the repairs, maintenance and cleaning of the shared areas is payable, costs of which are detailed within the table above.

The insurance premium for the unit is detailed within the table above and is paid annually (based on 20/21 figures).

## RATES

The 2017 rateable value is £52,500. This figure is not what you pay. Please contact White Commercial for further information.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

VAT is payable in addition to all figures quoted.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

Contact Chris White or Harvey White

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