

# TO LET: Workshop, Banbury

**Unit 18, Sugarswell Business Park,  
Shenington, Banbury Oxon OX15 6HW**



**Accommodation:** We have received instructions to offer on a new lease this attractive, modern unit, located on one of the finest rural business parks in the region. Until recently operated as Cats Brewery, the accommodation consists of a workshop totalling 785 sq ft, and an adjacent office / showroom (with washroom) measuring 376 sq ft. There is first floor storage above the offices, also measuring 376 sq ft.

The property is being offered on a new full, repair and insuring lease, for three or six years, with a three year rent review, at an initial rent of £12,000 per annum plus VAT. In addition to the rent there is a 12.5% service charge which contributes towards the maintenance of the drive and communal areas. Property insurance for this unit will be £350 plus VAT per year. All charges are paid monthly in advance.

**Rates Payable:** The local rating authority is Cherwell District Council, and the property currently has a rateable value of £5,800. If this is an incoming tenant's only commercial property, they will be able to claim Small Business Rates Relief, and as a result should be paying no rates.

See [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2016\\_2017.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2016_2017.pdf)

**Legal Fees:** The incoming tenants will be responsible for the payment of legal fees, anticipated at approximately £250 plus VAT, these to be paid as solicitors are instructed.



*Subject to Contract*

**Sugarswell Landlord**

**Toby Nunneley**

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**Viewing via sole agents**

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# Sugarswell Business Park

**“...this is now unquestionably the finest rural development in the region”**

**The Banbury Guardian**



As you draw into the impressive Sugarswell Business Park entrance, you know that you've arrived somewhere very special indeed with its immaculately presented grounds, long sweeping tarmac driveway, spectacular views of rolling Oxfordshire countryside and beautiful mature woodland. Arrival in amongst the Sugarswell properties is no less spectacular; handsome stone offices with oak detailing, smart modern workshops and yet more of those wonderful views, it's simply fabulous. The many businesses which form Sugarswell not only enjoy such a peaceful working environment, with limitless car parking and modern facilities in beautiful surroundings, but also super-fast internet connectivity thanks to SugarNet Ltd ([www.sugarnet.co.uk](http://www.sugarnet.co.uk)) which was first established at Sugarswell and now provides breathtakingly fast internet connectivity to the entire business park along with businesses and residences across Central England.

Sugarswell Business Park provides high quality commercial premises for diverse businesses in a fantastic central location close to the M40. Sugarswell's long-established reputation for providing the best commercial environment sets this self-contained thriving business community apart from any other. Served by excellent road, rail and air connections, with superb modern premises, Sugarswell offers the perfect rural location for successful, expanding businesses.

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Spring 2016

# Sugarswell Business Park, Shenington



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