

**TO LET: Heath Farm Business Park, Swerford OX7 4BN**  
**Mid-way between Banbury & Chipping Norton**



**Available early 2019. Workshops/Offices**  
**2,000 sq ft : 2,700 sq ft : 1,875 sq ft**  
*plus 3,450 sq ft already Under Offer*

**September 2018**

These premises can be viewed via sole agents:

**BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email:reception@centre-p.co.uk, www.centre-p.co.uk

# TO LET: Available early 2019 Exceptional Rural Workshops / Offices



## Heath Farm Business Park, Swerford OX7 4BN Mid-way between Banbury & Chipping Norton

**Accommodation:** We are pleased to be offering this excellent self contained unit, situated on this rural and well established business park, location between Chipping Norton and Banbury. Surrounded by woodland and open countryside, this accommodation would make the ideal home for a variety of businesses. The accommodation available varies in size and viewing is highly recommended. Our clients are prepared to divide this accommodation to meet the needs of prospective occupiers.

**Tenure:** We are seeking competitive rents depending upon the amount of accommodation required. There is an additional 1,130 sq ft workshop currently used as a spray booth. Plans of all accommodation are available for interested parties.

**Legal Fees:** Ingoing tenants will be required to contribute £750 plus VAT towards our clients legal fees. This sum to be paid as solicitors are instructed.

**Outgoings:** In addition to the rent, ingoing tenants will be expected to pay an annual service charge, along with the property insurance and non-domestic rates. The rateable value for the main workshop is £27,000 and therefore the rates payable are £12,960 for the financial year 2018 / 2019, however this will be divided and it is expected that the rateable value will be approximately £3 per sq ft for each unit with rates payable of approximately £1.45 per sq ft per annum. The smaller workshop has a rateable value of £3,700 with annual rates payable of £1,776. If this latter workshop is an occupiers only commercial premises the ingoing tenant will be eligible for Small Business Rates Relief and will therefore pay zero rates.

*Subject to Contract*

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