

TO LET: 750 sq ft Workshop / Office Unit 16, Thorpe Way Industrial Estate, Banbury



Assignment of Existing Lease Initial Rent: £8,000 per annum

Subject to Contract

Viewing via: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Moreton-in-Marsh 01608 652888, Mobile: 07831 338111

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

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Accommodation: We have received instructions to market this 750 sq ft former workshop, which now provides excellent office accommodation for a variety of businesses seeking a prominent location close to the entrance of this well established industrial estate, less than a mile from Junction 11 of the M40. These premises are being offered by way of an assignment of an existing lease, which commenced on 21st August 2017 for four years.

Tenure: The rent is fixed at £8,000 per annum for the first two years of the lease agreement, increasing to £8,500 per annum for the remaining two years. The ingoing tenants are granted a tenant only break-clause at the end of the second year of the term.

Management Charge: In addition to the rent the in-going tenants will also be responsible for paying a management charge of 5% of the passing rent, this being a contribution towards the maintenance of the exterior of the property.

Insurance: The landlords will insure the property and the ingoing tenants will be responsible for reimbursing to the landlords the insurance premium, which for the financial year 2018/2019 is approximately £300.

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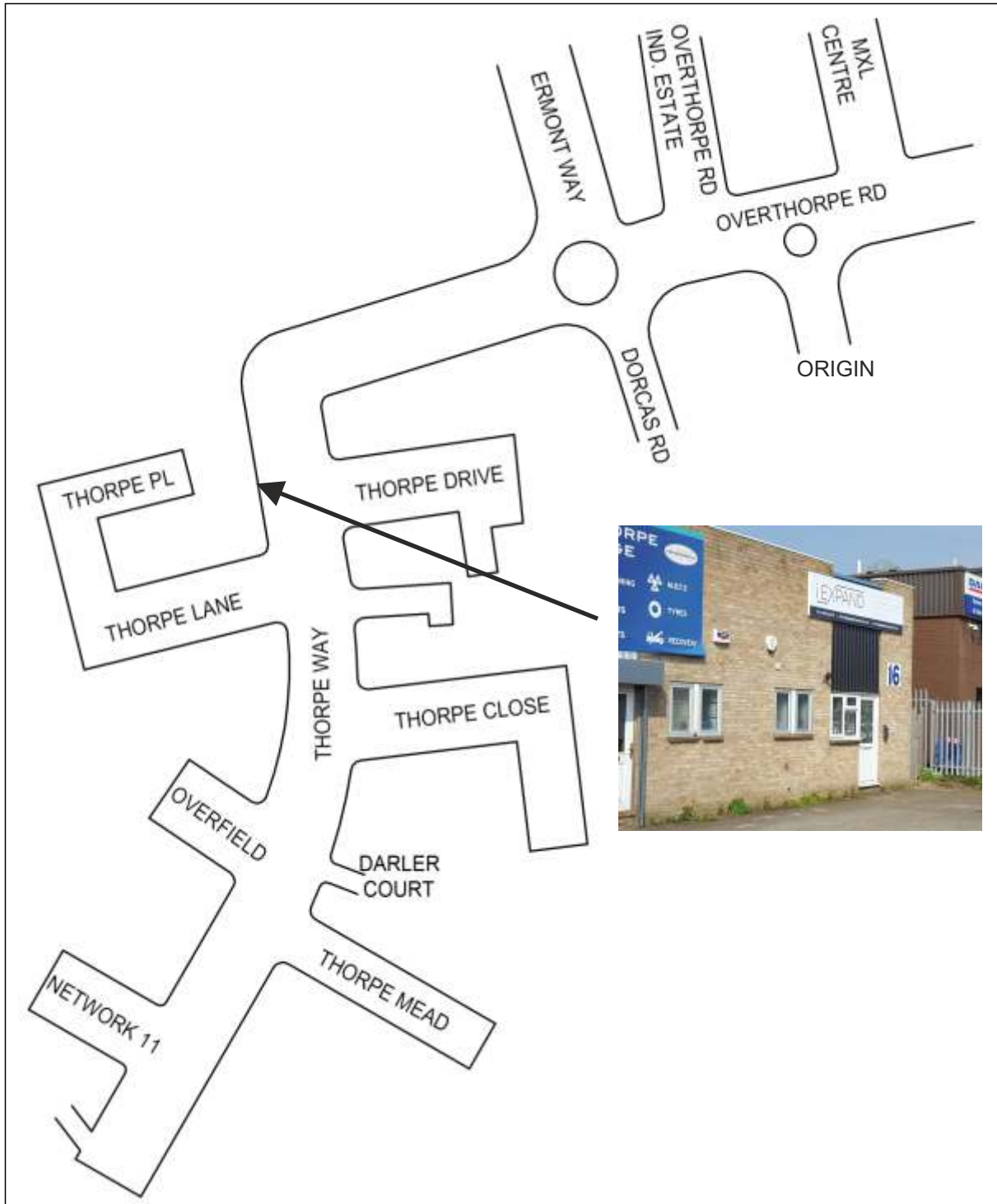
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Outgoings: The property currently has a rateable value of £5,200. If this is an occupiers only commercial property no rates will be payable under the governments Small Business Rates Relief Scheme. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf

Legal Costs: The in-going tenants will be expected to contribute £500 plus VAT towards our clients legal costs, this to be paid as solicitors are instructed.

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