

**TO LET: 2,050 sq ft Workshop, Banbury**  
**Ground Floor : 1,475 sq ft Workshop and 180 sq ft Office**  
**plus 300 sq ft of First Floor Offices**



**Unit 3, Mallorie House, Beaumont Road,  
Banbury, Oxfordshire OX16 1RH**

**New Lease. £16,000 per annum plus VAT**

*Subject to Contract*

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)

# Unit 3, Mallorie House, Beaumont Road Banbury, Oxfordshire OX16 1RH



## Ground Floor : 1,475 sq ft Workshop and 180 sq ft Office plus 300 sq ft of First Floor Offices

**Accommodation:** We have been instructed by the freeholder to offer for let this excellent property, situated in a prime location on one of Banbury's premier industrial estate. The accommodation consists of a warehouse / workshop totalling 1,335 sq ft (36'x 30'9" plus 20'x 11'6") and a ground floor reception office of 200 sq ft, with adjacent toilets and kitchen. On the first floor there are two offices measuring 200 sq ft (20'x10') and 106 sq ft (12'6"x 8'6").

**Tenure:** These premises are being offered on flexible lease terms, at an initial rent of £16,000 per annum plus VAT, with the tenants being responsible for maintaining the property as at the commencement of the lease.

**Insurance:** The tenants will be responsible for re-imbursing the landlord approximately £820 for the 2019/2020 annual insurance premium.

**Administration fee:** Prospective tenants will be asked to contribute £400 plus VAT towards the landlord's costs in preparing the appropriate documentation.

**Rateable Value:** This property has a rateable value of £13,500, with rates payable of £6,628.50 per annum. If this is an ingoing tenant's only commercial property, the rates payable will be £3,314.25 per annum under the Government's Small Business Rates Relief scheme for the financial year 2019/2020.

*Subject to Contract*

Viewings can be arranged via sole agents:

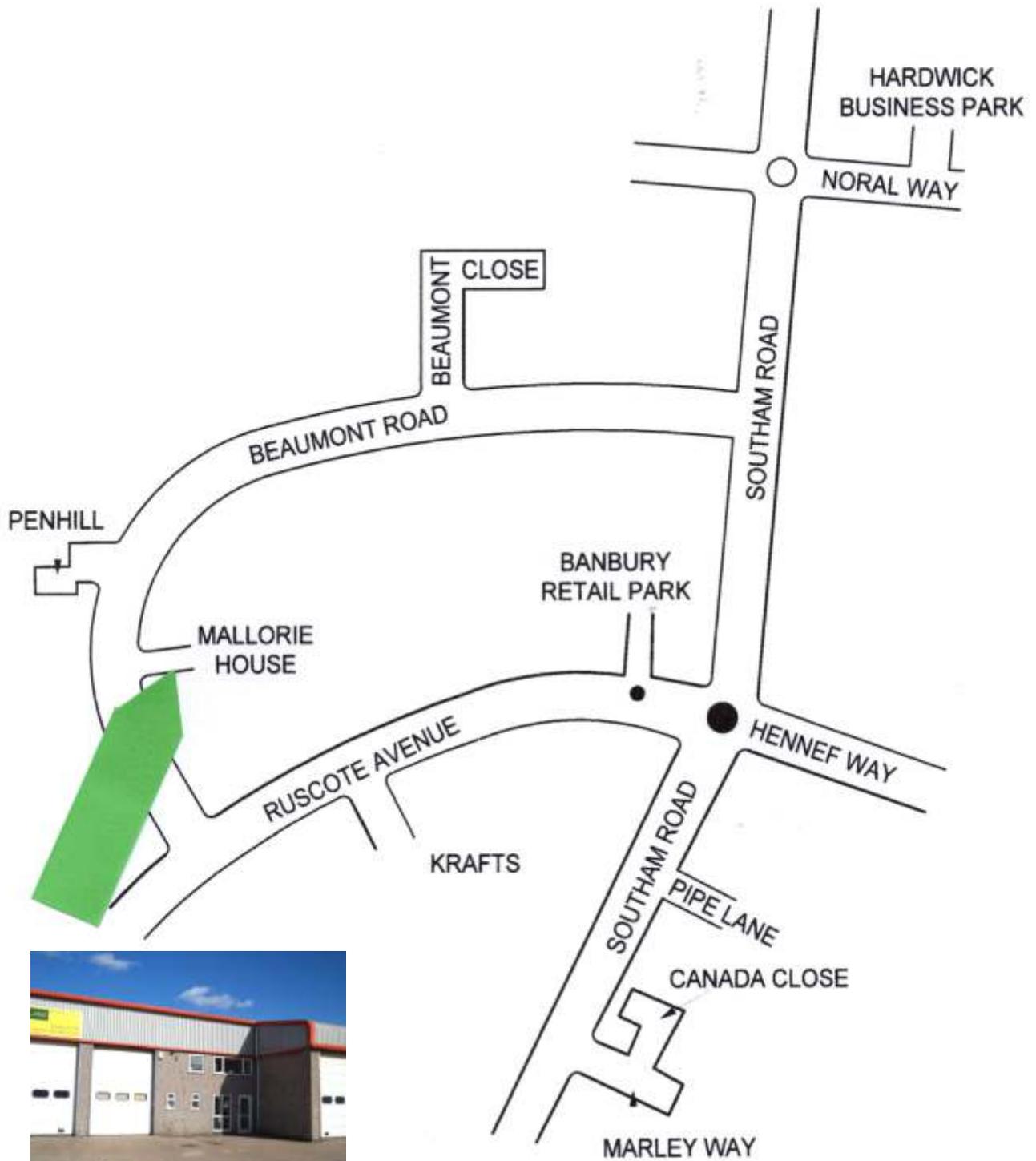
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