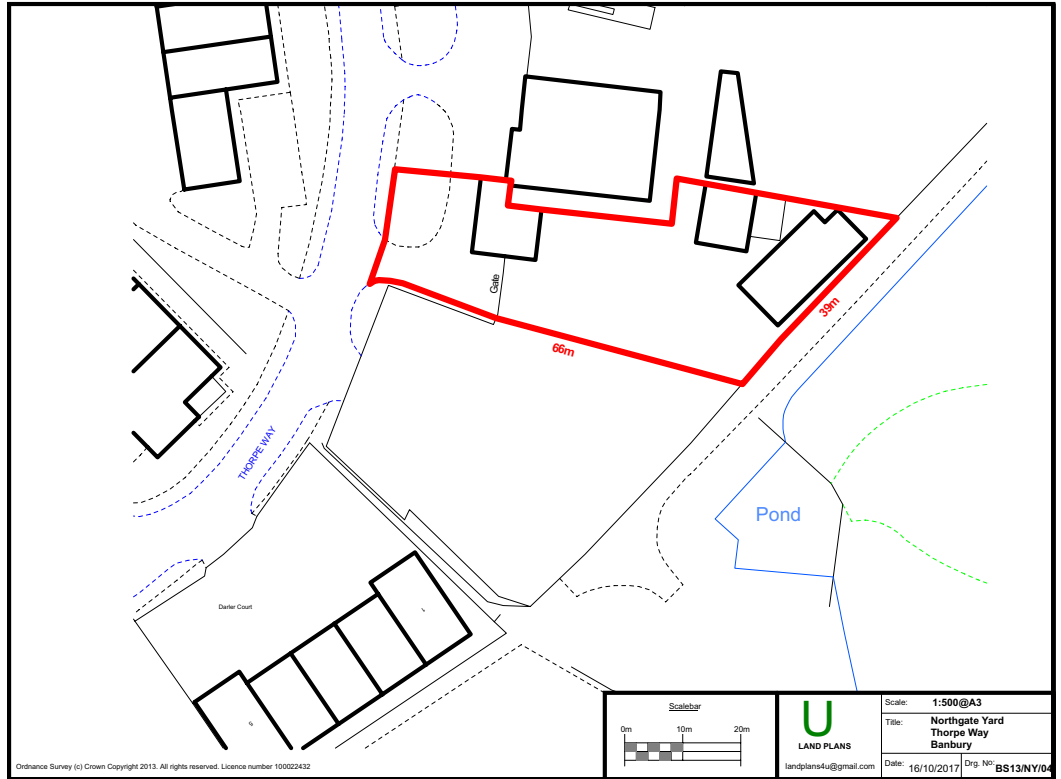


TO LET: WORKSHOPS, OFFICE & EXCELLENT FENCED YARD

Thorpe Way Industrial Estate, Banbury OX16 4TA



Accommodation: We have been instructed by the freeholders of this excellent 0.47 acre yard (outlined in red) to offer these premises, which include three separate workshops and an office area, on a new lease at an initial rent of £35,000 per annum plus VAT.

These premises are currently occupied by Graf UK Limited, who will shortly relocate to larger premises within Banbury.

Details of the accommodation are as follows:

Workshop 1: 48' x 30' = 1,440 sq ft

Workshop 2 : 23' x 12' = 276 sq ft

Workshop 3 : 33' x 11' = 363 sq ft

Three workshops totalling 2,079 sq ft

Office & reception: 42' x 18' = 756 sq ft

Rear Office: 28' x 16' = 448 sq ft

Kitchen & Toilet Facilities

Giving a total office area of 1,204 sq ft

Site area : 0.47 acres - OCTOBER 2017



Subject to Contract

BANKIER SLOAN

Tel: Banbury 01295 688384, Mobile: 07831 338111
email:reception@centre-p.co.uk, www.centre-p.co.uk

TO LET: WORKSHOPS, OFFICE & EXCELLENT FENCED YARD
Thorpe Way Industrial Estate, Banbury OX16 4TA



New Lease @ £35,000 per annum
Thorpe Way Industrial Estate, OX16 4TA

Subject to Contract

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: WORKSHOPS, OFFICE & EXCELLENT FENCED YARD Thorpe Way Industrial Estate, Banbury OX16 4TA



Rates Payable: We anticipate the Rateable Value for these workshops and the 0.47 acres of land to be £26,600 when these premises are separated from the adjacent yard. The rates payable will be approximately £12,700 for the financial year 2017 / 2018.

Repair Liabilities: Ingoing tenants will be required to return the property in no worse state of repair than at the commencement of the lease. A photographic schedule will be attached to the legal documentation and will act as a record of the condition of the premises at the commencement of any agreements.

Insurance: Our clients will insure the property but expect to be re-imbursed the annual premium, which for the financial year 2017/2018 is expected to be approximately £1,600 per annum.

Legal Fees: Ingoing tenants will be asked to contribute £1,000 plus VAT towards the landlord's legal fees, these to be paid as solicitors are instructed.

Subject to Contract

BANKIER SLOAN

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

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BANBURY



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