

TO LET: Banbury OX16 1SD 822 sq ft Office / Showroom



**Beaumont Road Industrial Estate.
Prominently Located. New Lease.
£8,000 per annum plus VAT**

BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

Weavers Court, Beaumont Road Industrial Estate Banbury, Oxfordshire OX16 1SD



New Lease. £8,000 per annum plus VAT

Accommodation: We have instructions to offer this excellent and prominently located office / showroom on either a new 3 or 6 year lease (with a rent reviews after 3 years) at an initial rent of £8,000 per annum plus VAT. We believe this accommodation will be of interest to a variety of potential users, and may benefit those looking for a prime position on one of Banbury's major industrial estates, with close proximity to the M40.

The accommodation is as follows:

Downstairs : Offices 17' x 12' (204 sq ft) & 17' x 9' (153 sq ft) with Conservatory 12' x 9' (108 sq ft).
Upstairs : Offices 17' x 12' (204 sq ft) & 17' x 9' (153 sq ft).

Insurance: The annual insurance premium is expected to be £400 per annum.

Administration Fees: The in-going tenants may be asked to contribute £250 plus VAT towards our clients costs in preparing the required documentation.

Outgoings: The local rating authority is Cherwell District Council. If this is a tenants only commercial premises no rates will be payable under the Government's Small Business Rates Relief Scheme.

Subject to Contract

The premises can be viewed by contacting the sole agents:

BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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