

TO LET

Unit 12, Fosseway Business Park Moreton-in-Marsh GL56 9NQ



**2,150 sq ft Workshop / Showroom & Offices
plus 200 sq ft First Floor Storage**

New 3 or 6 year lease. £16,000 p.a.

Subject to Contract

BANKIER SLOAN
Chartered Surveyors

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

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2,150 sq ft Workshop / Showroom & Offices plus 200 sq ft First Floor Storage

Accommodation: This excellent unit is becoming available due to the expansion of Cotswold Markets into adjacent office accommodation. Situated on this well established business park, within walking distance of the town centre and adjacent to the railway station, we believe these premises could be used for manufacturing, storage or as a showroom. Tenants on the estate include Topps Tiles (opening summer 2017), Robin Furlong Furniture, GWR Benches, Cox's Yard, Cotswold Engraving, Secret Antiques and John Davies Gallery. These premises are available on a new three or six year lease, at an initial rent of £16,000 plus VAT per annum.

Management Charge: There is an annual service charge of approximately £700 per annum.

Insurance: An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current financial year this is anticipated to be approximately £620.

Legal Fees: An in-going tenant will be responsible for the payment of the legal fees, anticipated at approximately £400 plus VAT.

Rateable Value: The property will have a rateable value of approximately £10,200 once separated from the adjacent unit, and as a result, if this is the occupiers only business premises no rates will be payable for the financial year 2017/2018 as the tenant will be able to claim Small Business Rates Relief. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf



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Viewing can be arranged via sole agents:

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