

# TO LET: Unit 2, The Courtyard, Wildmere Close Wildmere Road Industrial Estate Banbury OX16 3TL



**2,080 sq ft Ground Floor Unit**  
**(Includes Workshop & Offices)**  
**Approximately 500 sq ft Additional First Floor Offices**  
**New Lease. £20,000 plus VAT p.a.**

*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

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## 2,080 sq ft Ground Floor Workshop & Offices plus 500 sq ft Additional First Floor Offices

### Accommodation

We are instructed by the freeholders to offer on a new lease this excellent unit, prominently located on one of Banbury's busiest industrial estates, less than a mile from Junction 11 of the M40. These premises will become available in early 2018.

### Tenure

The property is being offered on a new three or six year lease, at an initial rent of £20,000 plus VAT per annum. Rent is to be paid quarterly in advance.

### Insurance

An ingoing tenant will also be responsible for reimbursing the landlord the property insurance premium, which for the financial year 2018 is expected to be £720 plus VAT.

### Outgoings

The property currently has a rateable value of £17,750. Rates payable for this financial year will therefore be approximately £8,500.

### Legal Costs

The in-going tenant will be expected to contribute £600 plus VAT towards our client's legal costs, this to be paid as solicitors are instructed.

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**April 2018**

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