

TO LET

UNIT 2 CHERWELL VALLEY BUSINESS PARK, BANBURY, OX17 3AS
6,508 Sq Ft

- 3 Phase Electricity
- Estimated Rates Payable £6,254.66
- 10,000 - 30,000 sq ft secure yard available
- Large loading zone
- Office Accommodation
- Full Height Roller Shutter

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 2, CHERWELL VALLEY BUSINESS PARK, THORPE MEAD, BANBURY, OXFORDSHIRE, OX16 4RY

Unit 2 is an industrial/workshop, with full height roller shutter access doors to the front elevation. The property has concrete floors, internal block walls to approximately 2 metres, with composite panelling to eaves, under a pitched profile sheet roof with rooflights.

The unit features the following:

- Roller shutter doors to the front elevation
- Large hardstanding concrete apron storage/parking area to front elevation
- 3-phase electricity
- 6.9m clear height and 6.25 m to haunch
- Offices and welfare facilities

LOCATION

Cherwell Valley Business Park is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity. The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, George Varney, Evolution Sport t/a Evolution Services Europe Limited and Uniform Express. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

Location

Unit 2 Cherwell Valley Business Park, Twyford Road, Banbury, OX17 3AS

Legal Costs

Each Party to bare own legal costs

Accommodation[

Open Plan warehouse with ofce accommodation, employee breakout area and WC's

Service Charge

£4,081.46 + VAT per annum

Insurance

£1,216.11 + VAT per annum

Additional Information

Rent

£65,080 Per Annum

EPC

~][Property EPC Information][~

Viewing

[Property Viewing]

Gordon Everard

geverard@petchey.co.uk

