



# OUTLOOK December 2011

A monthly e-newsletter covering Industrial, Commercial & Retail Property in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.

## PRIME INDUSTRIAL FREEHOLD

Happy Christmas! Each year I think I find myself being the first to wish you seasons greetings. May you have a happy and peaceful Christmas break when it finally arrives.

The last month has seen Bankier Sloan instructed on a number of interesting properties, details of which are set out in this newsletter.

Can I remind you that if you have an empty property we suggest you either drain the water system or leave the heating on...a call on Christmas Eve saying the pipes have burst in your empty property will be no fun.

We are again off to London to see the sights and therefore the office will be closed all day on Wednesday 14th December. I can however be contacted on my mobile on 07831 338111. Any offers for coffee from my West End based clients/friends will be much appreciated, as I can't shop all day!

Over the Christmas period our office will close from lunchtime on Friday 23rd December and will re-open again on Tuesday 3rd January 2012.



## WORKSHOP & OFFICES FOR SALE

Thorpe Way, Banbury OX16 4SP

£700,000 plus VAT

<http://www.centre-p.co.uk/THORPEWAY.pdf>



**Kineton, Warwickshire CV35 0JD:** We have been asked to market a combination of excellent modern workshops, ranging from 1,500 sq ft to over 3,000 sq ft, at £4 per sq ft per annum on very flexible leases. This combination of offices and workshops can be made to meet the needs of most prospective tenants, For further details please see <http://www.centre-p.co.uk/Kineton.pdf>



**Emscote Road, Warwick Cv34 5QR:** We have been instructed by the freeholder to offer on a new lease this excellent site, for a term of years to be agreed, at an initial rent of £18,000 (plus VAT) per annum. This very prominent location, situated opposite Tesco's, would be ideal as a vehicle sales and hire site, as well as a variety of other alternative business uses. For full details please see <http://www.centre-p.co.uk/Warwick.pdf>

A complete list of AVAILABLE PREMISES can be found at

<http://www.centre-p.co.uk/availableproperties.htm>

## BANKIER SLOAN

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**TO LET: Newbold Road, Rugby CV21 2NZ:** Excellent main road location for vehicle hire and sales yard, with parking for 85 plus vehicles. Also benefiting from a recently granted consent as a self storage container depot. This yard is available at £30,000 per annum. For further details please see <http://www.centre-p.co.uk/Rugby%20AUGUST2011.pdf>

Also in Rugby we have instructions to offer for sale, with vacant possession, this excellent lock-up shop with a flat above, at just £160,000. For further details please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**Centrepont, Deddington:** We have had a busy month in our business centre working hard for a number of new clients who have come to appreciate the value of our well established on-line Secretarial Service, see <http://www.centre-p.co.uk/CentrepontAUG2011.pdf>. We have also seen the expansion of two of our established tenants who have both taken on further space. TaxAssist who provide a local accountancy services to small and medium businesses, see <http://www.taxassist.co.uk/brianmolyneux/> and Auteur Ltd who are the UK sole distributors of Bobble, [www.waterbobble.com](http://www.waterbobble.com), the stylish patented water bottle that filters water as your drink. Bobble is now available in many high street shops, including John Lewis and Boots. A bobble would make an excellent Christmas present!



**Localism Bill:** Some readers will be interested to read this plain English guide to the Localism Bill which includes a section headed "Reform to make the planning system more democratic and more effective." Please see <http://www.communities.gov.uk/documents/localgovernment/pdf/1896534.pdf>

**Industrial Estates, Banbury: ABC Guide January 2012:** As we produce our next OUTLOOK at the beginning of January 2012 we will simultaneously publish our revised guide to the occupiers of the industrial estates in Banbury. If you are a local business and wish your web address to be added to our new list free of charge please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) providing us with your web address, just writing ABC GUIDE in the subject box. If you have not seen our current guide (published in July 2011) please see <http://www.centre-p.co.uk/BanburyABC%20Guide-JULY2011.pdf>

**Sugarswell Business Park:** We have been trying for the last four months to find an occupier of what must be one of the best showrooms/warehouses in the area. We have recently let nearby 4,000 sq ft of accommodation on the same site for our clients, but he has promised me three bottles of champagne if I can let this before Christmas! It is very special accommodation, on a well managed site in Shenington, on the Oxfordshire/Warwickshire boarder. See <http://www.centre-p.co.uk/SUGARSWELL%20flyer%20AUG2011.pdf>



**Fosseway Business Park, Moreton-in-Marsh:** This unit is becoming available as a result of the re-position of the current tenants on this site. We are able to offer accommodation up to 4,600 sq ft. Full details are available by clicking [http://www.centre-p.co.uk/Cox'sYardJUL2011\(2\).pdf](http://www.centre-p.co.uk/Cox'sYardJUL2011(2).pdf) We are looking for an operator or company that will compliment the excellent mix of businesses we have which include an architectural reclamation yard, an art gallery, an antiques dealer, and a steel fabrication workshop!

**Ferrari Owners Club:** We are still looking for a new Headquarters, having viewed a number of premises over the last few months, and made offers. We would really love to give our clients a Christmas present and find them the perfect property in the next four weeks, so please re-visit our website and look at <http://www.centre-p.co.uk/Ferrari%20FLYER.pdf>



# BANKIER SLOAN

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