

MAY 2011

TO LET : 2 Units. New Lease Available as one or separately



Sugarswell Business Park Shenington, Banbury OX15 6HW

“...this is now unquestionably the finest rural development in the region” The Banbury Guardian.

Accommodation: We have been instructed to offer on a new lease(s) this excellent, air-conditioned accommodation. Located 6 miles west of Banbury Sugarswell Business Park has full on-site security and is an excellent business location for both local and regional companies.

The accommodation now available has until recently been operated as a single unit consisting of a prestigious two storey Cotswold stone office totalling 1,100 sq ft, and a connected workshop / showroom currently divided into two, the front measuring 38' x 35' (1,330 sq ft) and the rear 60' x 35' (2,100 sq ft). In addition there is a small store totalling 250 sq ft.

This accommodation is available as one unit or can be divided to meet the needs of prospective tenants.

Tenure: The accommodation is available on new three or six year leases (with a three year rent review in line with RPI) at an initial rent of £14,000 per annum up to £35,000 per annum depending upon the accommodation required. In addition there is an annual management charge equivalent to 12.5% of the passing rent.

Legal Fees: Ingoing tenants will be required to contribute £750 plus VAT towards our clients legal fees. This sum to be paid as solicitors are instructed.

Property Insurance : Ingoing tenants will also be responsible for contributing £1,500 per annum plus VAT towards the annual insurance of all accommodation.

Outgoings: The local rating authority is Cherwell District Council and ingoing tenants will be responsible for payment of the non-domestic rates, details which are available upon application.



For further photos see page 2

Viewing via sole agents: **BANKIER SLOAN**

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