

# TO LET: 2 Adjacent Units 2,270sq ft of Workshop & Offices Sugarswell Business Park

Spring 2018



**New 3 or 6 year lease.  
Rent: £22,000 per annum.**

*Sugarswell Business Park provides high quality commercial premises for diverse businesses in a fantastic central location close to the M40. Sugarswell's long-established reputation for providing the best commercial environment sets this self-contained thriving business community apart from any other.*

**BANKIER SLOAN CHARTERED SURVEYORS**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

**Banbury 01295 688384 Mobile: 07831 338111**

**reception@centre-p.co.uk      www.centre-p.co.uk**

# TO LET: Workshop & Offices



**Accommodation:** We have been instructed to offer this excellent accommodation which consists of 1,100 sq ft of workshop/storage space and 1,170 sq ft of offices. Located at Sugarswell Business Park, within immaculately presented grounds, this unit is becoming available due to the relocation of the existing business. We believe this will be an attractive base for a company seeking good administrative offices, needing adjacent workshop or storage facilities. Although this accommodation is available as one, the workshop and offices can be let individually. Sugarswell Business Park enjoys a peaceful working environment, with limitless car parking and modern facilities in beautiful surroundings, as well as super-fast internet. The business park has a diverse range of businesses, providing the perfect rural location for successful, expanding businesses.

**Outgoings:** This accommodation is available on a new three or six year lease, at a rent of £22,000 per annum. If an incoming tenant wishes to occupy only the workshop or office accommodation, the annual rent per unit would be £12,000. In addition to the rent there is an annual service charge of 12.5% of the rent. All charges are subject to VAT.

**Rates:** The incoming tenant is responsible for all Non-Domestic Rates. The local rating authority is Cherwell District Council and this accommodation has a rateable values of £12,000 for the offices and £5,364 for the warehouse. If this is an occupiers only commercial property no rates will be payable under the governments Small Business Rates Relief Scheme. Please see [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf)

**Legal Fees:** Incoming tenants will also be asked to contribute £450 plus VAT towards our client's legal fees, these to be paid as the documentation is prepared.

*Subject to Contract*

**Viewing via either :**

**The owner**

**Toby Nunneley**

**01295 688188 / 07831 269596**

**contact@sugarswell.com**

**or the on-site Managing Agent**

**Ian B Sloan FRICS, BANKIER SLOAN**

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