

# TO LET: Workshop(s)

Cotefield, Bodicote, Banbury OX15 4AQ



**2,000 sq ft Workshop**

August 2020

or available as two 1,000 sq ft units, each at a rent of £10,000 p.a.

**£20,000 per annum plus VAT**

Viewing via: **BANKIER SLOAN**

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

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**Accommodation:** We have instructions to market this excellent newly built steel framed unit. Situated on the Oxford Road, Bodicote, on an established business location which includes J. S. Auctions. We are offering this 2,000 sq ft unit at a rent of £20,000 per annum plus VAT. To meet the needs of any potential tenants this workshop could be divided into two 1,000 sq ft units if required and the freeholders would be seeking a rent of £10,000 per annum plus VAT per unit.

**Management Charge:** In addition to the rent the in-going tenants will also be responsible for paying a management charge, being a contribution towards the maintenance of the exterior of the property. This to be set at 5% of the passing rent.

**Property Insurance:** The landlords will insure the property and the ingoing tenants will be responsible for reimbursing to the landlords the insurance premium. We anticipate that for the financial year 2020 / 2021 this is to be approximately £600.

**Rateable Value:** The property has yet to be rated.

**Administration Fees:** Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution towards their administration costs of £400 plus VAT. **Subject to Contract**

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