

TO LET: 3,500 sq ft Workshop, Banbury

Unit 15 & 15a, Sugarswell Business Park, Shenington, OX15 6HW



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

Factory / workshop 3,500 sq ft

with potential to split the accommodation

Excellent reception facilities

New Lease. £40,000 per annum.

Unlimited parking. Super-fast Broadband. CCTV security. 6 miles from Banbury

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

Owner: Toby Nunneley 01295 688188 / 07831 269596

email:reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: We have instructions to offer on a new lease this excellent rural workshop, located 6 miles west of Banbury at Sugarswell Business Park, Shenington. The total accommodation measures 3,500 sq ft and includes a workshop (92' x 32'), showroom / warehouse (40' x 15'), modern kitchen and reception area. The site benefits from full on-site security, super-fast Broadband and is home to both local and regional companies.

Tenure: The accommodation is available on a new three or six year lease (with three year rent reviews in line with RPI). We are seeking a rent of £40,000 per annum plus VAT.

Service Charge: In addition to the rent there is an annual management charge equivalent to 12.5% of the passing rent.

Property Insurance: The landlords will insure the property and the ingoing tenants will be responsible for reimbursing the landlords for the annual insurance premium.

Legal Fees: Ingoing tenants will be required to contribute £500 plus VAT towards our clients legal fees. This sum to be paid as solicitors are instructed.

Outgoings: Ingoing tenants will be responsible for payment of the non-domestic rates. Unit 15 has a rateable value of £11,000 and therefore if this is an ingoing tenants only commercial property, no rates will be payable for the financial year 2018/2019. As Unit 15a has a rateable value of £6,000, if occupied separately from Unit 15, this will also be eligible for Small Business Rates Relief. See <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

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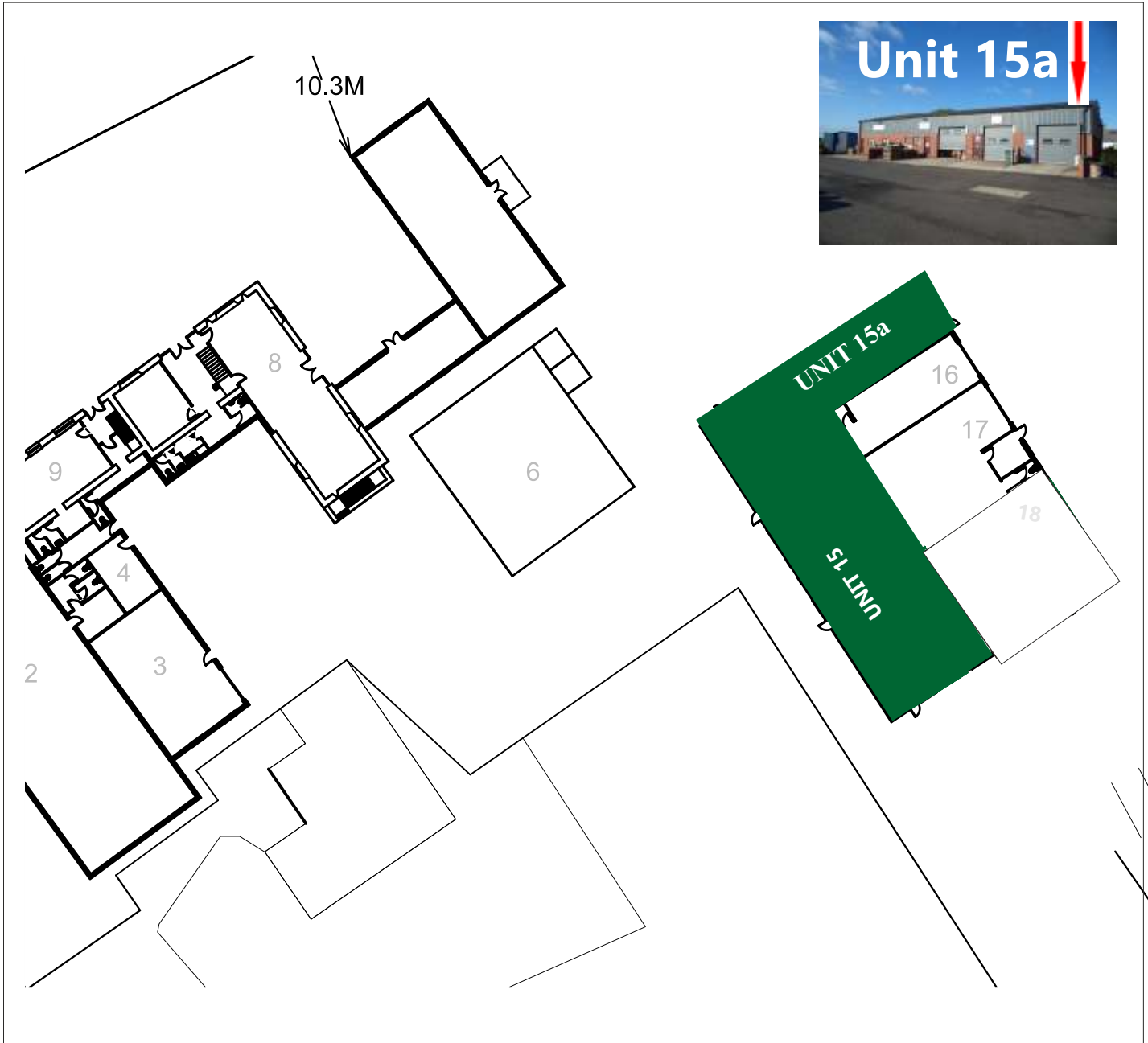
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Plan showing configuration of Units 15 & 15a Sugarswell Business Park, Shenington



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