

# TO LET: 1,500 sq ft Workshop & Offices

## Unit 20, Thorpe Place, Banbury OX16 4XH



**Accommodation:** Available due to the relocation of the existing tenants, this property has been fitted out by current and previous occupiers to create substantial office accommodation, with an adjacent loading and unloading facility behind a roller shutter door.

Located on this busy and popular industrial estate, within a mile and a half of Banbury Town Centre and half a mile of Junction 11 of the M40, these premises benefit from good access and parking.

Acting on behalf of Cherwell District Council we are instructed to offer this property on a new three or six year lease (with a three year rent review) at an initial rent of £11,000 per annum.

**Outgoings:** The tenants will be responsible for the internal decoration of the premises, re-imbursing the landlords approximately £300 for the annual insurance premium, and the payment of non-domestic rates. The property currently has a rateable value of £10,000, with annual rates payable therefore of £4,400.

**Legal Costs:** The in-going tenants will be initially expected to contribute £750 plus VAT towards our clients legal costs, this to be paid as solicitors are instructed.

**Directions:** Turn left on to Thorpe Way. Take the 1st left in to Thorpe Lane. Follow the road to the right, and then right again, the property is the last property on the left.

*Subject to Contract*

These premises can be viewed by contacting the sole agents:

# BANKIER SLOAN

Regulated by RICS

Centrepoint, Chapel Square, Deddington, Banbury, Oxon, OX15 0SG

Tel: Deddington 01869 338866, Moreton-in-Marsh 01608 652888, Coventry 02476 545556,

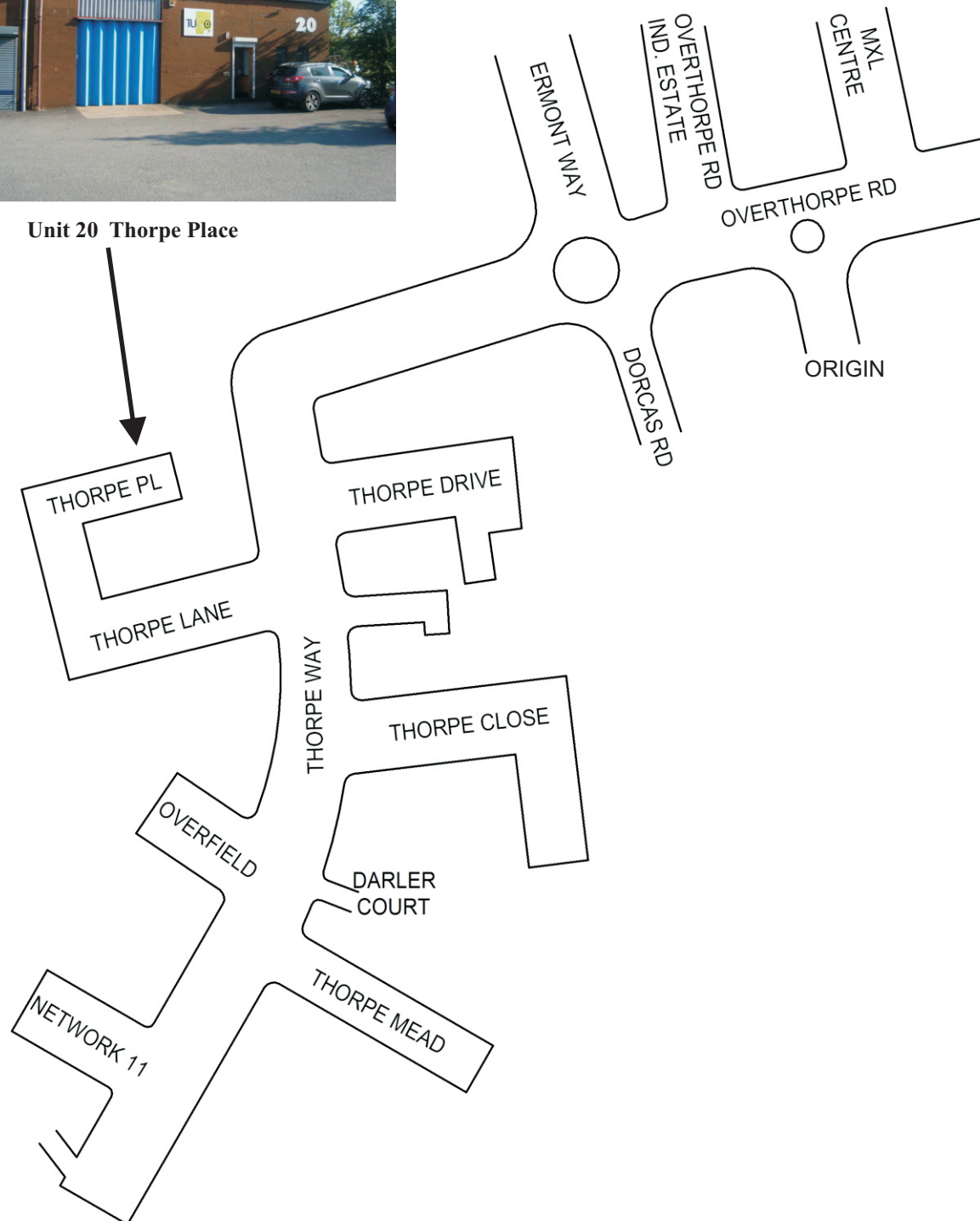
Mobile: 07831 338111, Fax: 01869 337146

email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk),

# THORPE WAY INDUSTRIAL ESTATE & OVERTHORPE ROAD



Unit 20 Thorpe Place



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