

# OFFICE FOR SALE or TO LET

## The Old Hayloft, Vantage Business Park Bloxham Road, Banbury OX16 9UX



**FREEHOLD OR LEASEHOLD: 740 sq ft Office**

*Subject to Contract*

**October 2025**

Viewing via agents: **BANKIER SLOAN**

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

**Tel: Banbury 01295 688384, Mobile: 07831 338111**

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## EXCELLENT QUALITY OFFICES

**Accommodation:** We have instructions to market, freehold or leasehold, this excellent office situated on the Vantage Business Park, a historic and well established location between Banbury and Bloxham.

The premises comprise of a ground and first floor, each having an internal measurement of 27'6 x 15' (414 sq ft). However, taking account of the pitch roof affecting the first floor office, we believe the useable floor space to be 740 sq ft.

**Tenure:** We are seeking £130,000 (one hundred and thirty thousand pounds) plus VAT for the freehold. The premises are also available on a new lease, at a rent of £9,000 per annum plus VAT.

**Service & Management charge:** If let, an ingoing tenant will be asked to contribute towards an annual service charge for these offices, this set at 6% of the passing rent (£540). There is also a management charge of £636 (2025 / 2026), this being a contribution for this property relating to the overall management costs of the Vantage Business Park.

**Insurance:** If leased, the landlords will insure the premises and the tenants will be required to reimburse the annual insurance premium.

**Rates Payable:** The premises have a rateable value below £12,000 and if therefore this is an occupier's only business premises in England, they will be eligible to claim under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small Business Rates Relief 2025 2026.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf)

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Find address



Pond

The Farm House

21 to 22

20

2

20

Path

Vantage Business Park

SITE ENTRANCE

99.7m

100ft

