

TO LET: 2,500 sq ft Industrial Unit Unit 1, Thorpe Close, Banbury OX16 4SW



Accommodation: This end of terrace industrial workshop is located on Thorpe Way Industrial Estate, one of the longest established industrial locations in Banbury. These premises also benefits from a small office and an area of communal parking directly in front of the unit.

Tenure: The unit measures 2,500 sq ft and is available on a new six year lease, with a three year rent review, at an initial rent of £24,000 per annum. Rent is to be paid quarterly in advance.

Management Fee: The freeholders will also seek a service charge, equivalent to 5% of the passing rent, as they will continue to maintain the structure of the building.

Insurance: The freeholders will insure the premises and the ingoing tenant will be asked to reimburse the annual insurance premium, which for the financial year 2025 / 2026 is anticipated to be approximately £900 plus VAT.

Rateable Value: This unit has a rateable value of £17,000, with rates payable therefore of approximately £8,500 per annum.

Administration Fee: The ingoing tenants will be asked to contribute £400 + VAT towards the freeholder's costs in preparing a lease agreement.

Subject to Contract

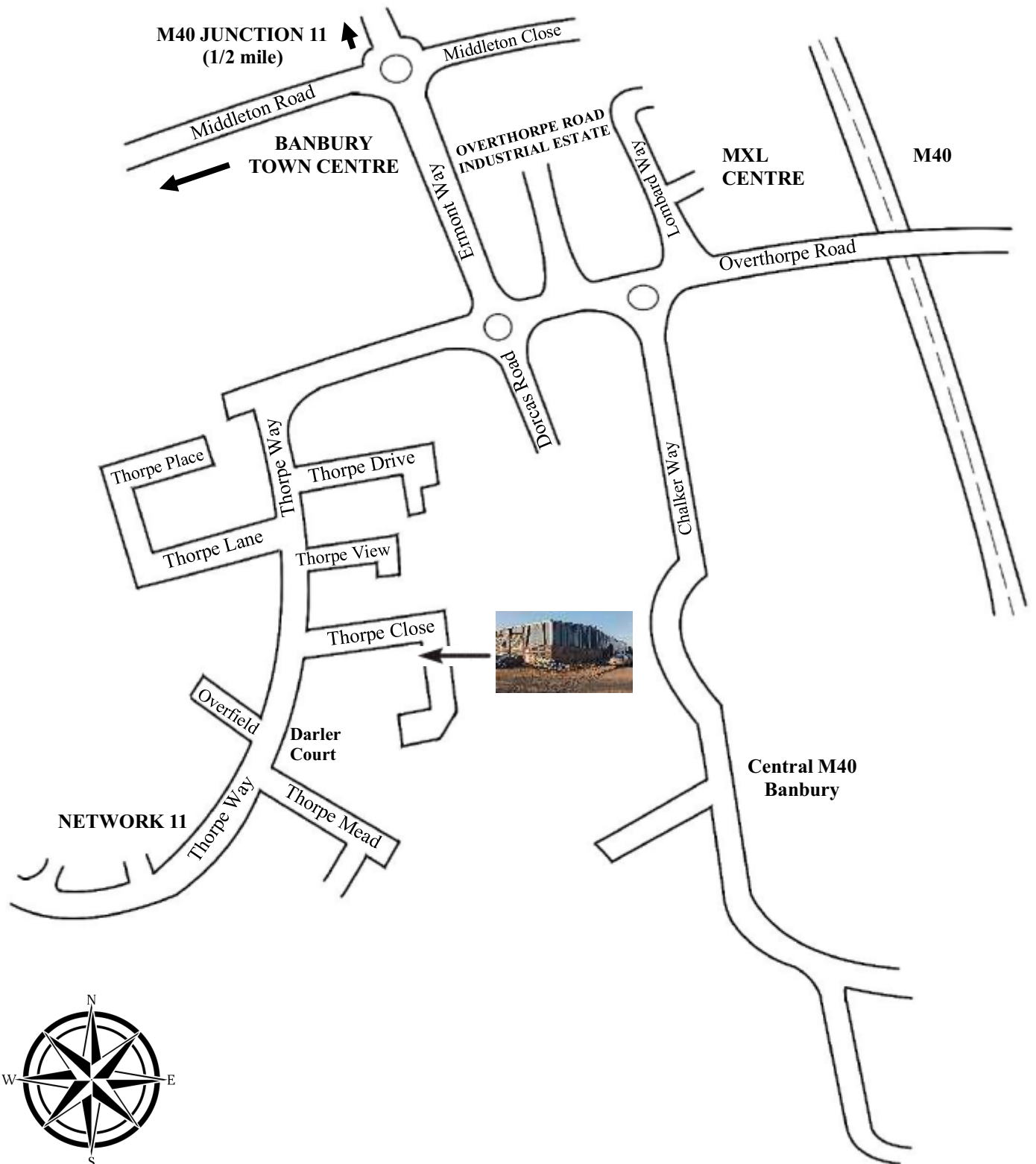
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Thorpe Way Industrial Estate, Overthorpe Road, Chalker Way, Central M40, MXL Centre Banbury



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