

TO LET: Office Accommodation

First Floor, Flattermaker House

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

Sugarswell Business Park offers a wonderful working environment with unlimited parking, Superfast Fibre Broadband, Air Conditioning, Countryside views and Peaceful surroundings



520 sq ft First Floor Office @ £12,000 plus VAT per annum

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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Tenure: This accommodation is available on a new lease, at an initial rent of £12,000 plus VAT per annum. Rent is to be paid monthly in advance.

Service Charge: In addition to the rent, an incoming tenant will be responsible for the payment of an annual management charge equivalent to 12.5% of the passing rent.

Property Insurance: The Landlords will insure the property and the incoming tenant will be responsible for reimbursing the landlords the annual insurance premium.

Administration Fees: Our clients have a standard lease for all premises on the estate and will produce their own documentation, seeking a contribution towards their administration costs of £300 plus VAT.

Outgoings: The local rating authority is Cherwell District Council and this office has a rateable value of £10,000. If this is an occupiers only commercial property in England, they will be able to claim under the government's Small Business Rates Relief scheme. Please see www.centre-p.co.uk/Small_Business_Rates_Relief_2026_2027.pdf

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September 2026

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