

TO LET: Office Accommodation

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

Spring 2021



New Lease

432 sq ft Upper Floor Office @ £120 per week, plus VAT

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

TO LET: Office Accommodation

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



FIRST FLOOR OFFICE

Beautiful first floor office within Sugarswell Business Park, offering a wonderful working environment with superfast fibre broadband, unlimited parking and the fabulous Monkeybean coffee shop

Tenure: This office is available on new three or six year lease (with a three year rent review in line with RPI). We are seeking a rent of £6,240 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.

Administration Fees: Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution towards their administration costs.

Outgoings: Ingoing tenants will be responsible for payment of the non-domestic rates. If this is an ingoing tenants only commercial property, no rates will be payable for the financial year 2020/2021. See <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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