

TO LET: Office Accommodation

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

November 2021



New Lease

**270 sq ft Ground 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

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GROUND FLOOR OFFICE

Beautiful ground floor office. Located at Sugarswell Business Park, which offers 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 expected to be £250 +VAT.

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 of £150 +VAT.

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 2021/2022.

See <https://www.centre-p.co.uk/Small Business Rates Relief 2021 2022.pdf>

Subject to Contract

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