

TO LET: 750 sq ft Workshop / Office Unit 16, Thorpe Way Industrial Estate, Banbury



Spring 2022

**New 1 or 3 Year Lease
£7,500 per annum**

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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

Tel: 01295 688384, Mobile: 07831 338111

reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: We have received instructions to market this 750 sq ft unit. Currently providing excellent office accommodation, this unit was originally constructed as a workshop. In addition to the ground floor accommodation there is a mezzanine floor covering approximately 500 sq ft, with limited headroom but ideal for storage. These premises are located in a prominent position close to the entrance of this well established industrial estate, less than a mile from Junction 11 of the M40.

Tenure: These premises are being offered on a new one or three year lease at a rent of £7,500 per annum.

Management Charge: In addition to the rent the in-going tenants will also be responsible for paying a management charge of 5% of the passing rent, this being a contribution towards the maintenance of the exterior of the property.

Insurance: The landlords will insure the property and the ingoing tenants will be responsible for reimbursing to the landlords the insurance premium, which for the financial year 2022/2023 is approximately £380.

Outgoings: The property currently has a rateable value of £5,200. If this is an occupiers only commercial property no rates will be payable under the governments Small Business Rates Relief Scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf

Administration Fee: We would seek a contribution of £500 plus VAT towards the landlord's costs in preparing a lease agreement, these to be paid prior to the documentation being prepared.

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