

# TO LET: Workshop, with offices Banbury OX16 4XR



## 13, Overfield, Thorpe Way Industrial Estate

**Workshop 1,870 sq ft & Office 400 sq ft  
plus excellent 600 sq ft Mezzanine Floor  
Rent £22,000 per annum**

*Subject to contract*

Viewing via agents: **BANKIER SLOAN**

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

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# TO LET 2,870 sq ft Banbury 13, Overfield, Thorpe Way Industrial Estate



**Accommodation:** We have received instructions to offer on a new lease this attractive, modern industrial unit located on one of Banbury's busiest industrial estates, within a mile of Junction 11 of the M40. Benefiting from excellent office accommodation, a prominent location and with easy access for vehicles, this unit can be used for either B1 or B2 industrial uses. We are seeking a rent of £24,000 per annum, for a period of either three or six years.

**Management Charge:** There is an additional management fee which covers communal areas on the estate and road maintenance, which is currently set at £600 per annum.

**Insurance:** Our clients will insure the property but expect to be re-imbursed the annual premium, which for the forthcoming year is expected to be £640 per annum.

**Rates Payable:** The local rating authority is Cherwell District Council and the property is currently rated as follows: Ratable Value: £13,000. Rates Payable: £2,162. If this is an occupiers only commercial premises, the ingoing tenants will be entitled to claim under the government's Small Business Rates Relief scheme and have zero rates to pay. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2021\\_2022.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf)

**Legal Fees:** The ingoing tenants will be responsible for contribution £800 plus VAT towards our client's legal costs in connection with the preparation of a lease agreement, this to be paid as solicitors are instructed.

*Subject to contract*

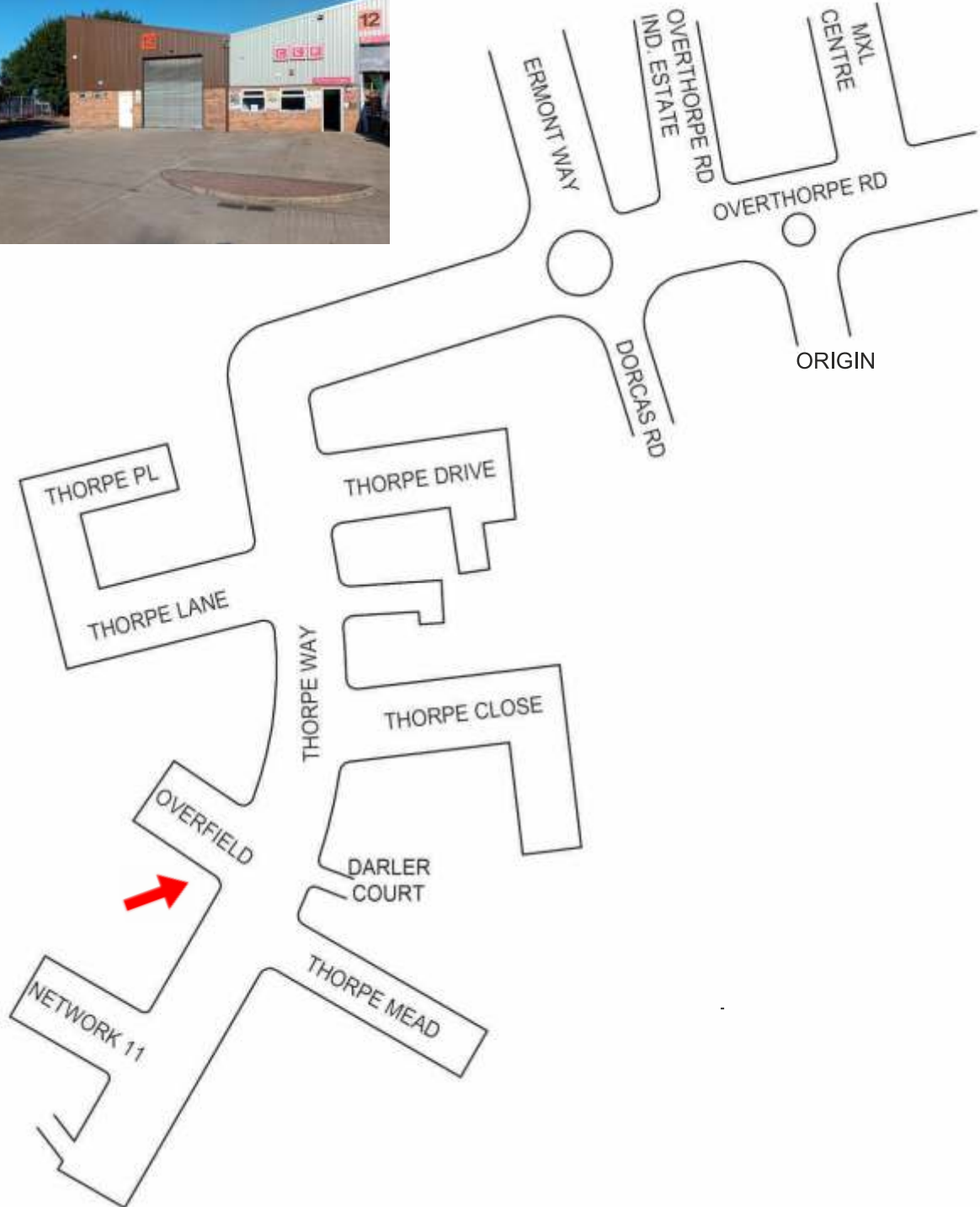
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# THORPE WAY INDUSTRIAL ESTATE & OVERTHORPE ROAD

## Unit 13, Overfield



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