

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

**April 2025**  
**Available due to relocation**



## Unit 13, Overfield, Thorpe Way Industrial Estate

**Workshop 1,870 sq ft & Office 400 sq ft  
plus excellent 600 sq ft Mezzanine Floor  
Rent £24,000 per annum**

*Subject to contract*

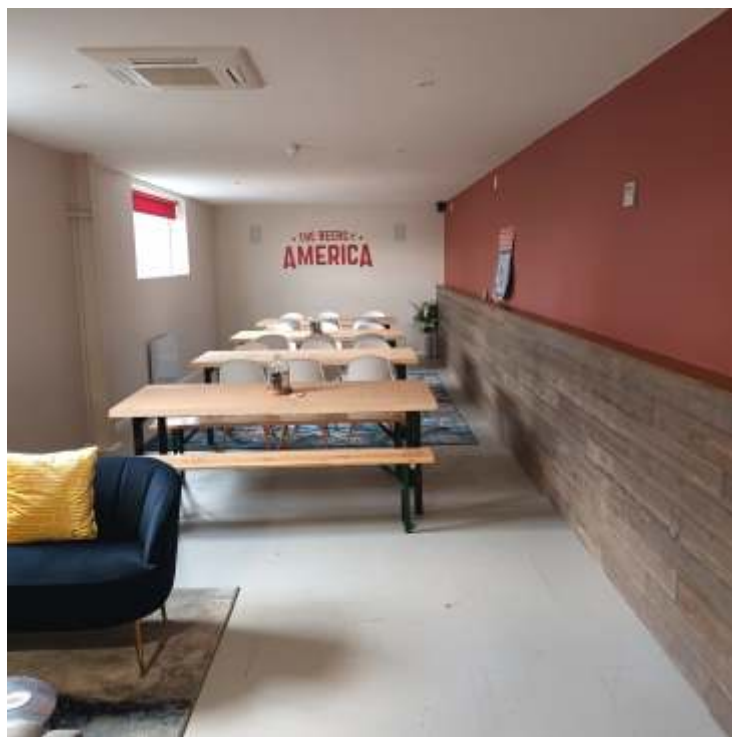
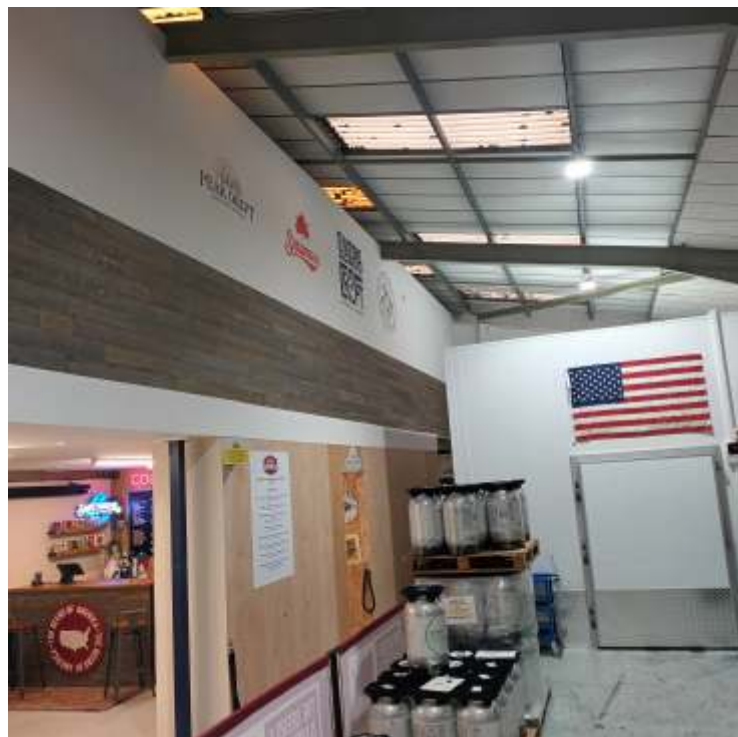
Viewing via agents: **BANKIER SLOAN**

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# TO LET 2,870 sq ft Workshop / Warehouse Banbury



## Unit 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 as a showroom, workshop or warehouse.

**Tenure:** This unit is being offered on a new three or six year lease, at an initial rent of £24,000 per annum. Rent is to be paid quarterly in advance.

**Management Charge:** In addition to the rent, and ingoing tenant will be responsible for payment of a management fee, this to cover the communal areas on the estate and maintenance of the road. This charge is currently set at £850 per annum.

**Insurance:** Our clients will insure the property but expect to be re-imbursed the annual premium, which for the financial year 2025 / 2026 is expected to be £640 per annum.

**Rates Payable:** The local rating authority is Cherwell District Council and the property currently has a rateable value of £15,250, with rates payable of £7,609.75.

**Legal Fees:** The ingoing tenant will be responsible for contributing £750 plus VAT towards our client's legal costs in connection with the preparation of a lease agreement, this is to be as solicitors are instructed.

*Subject to contract*

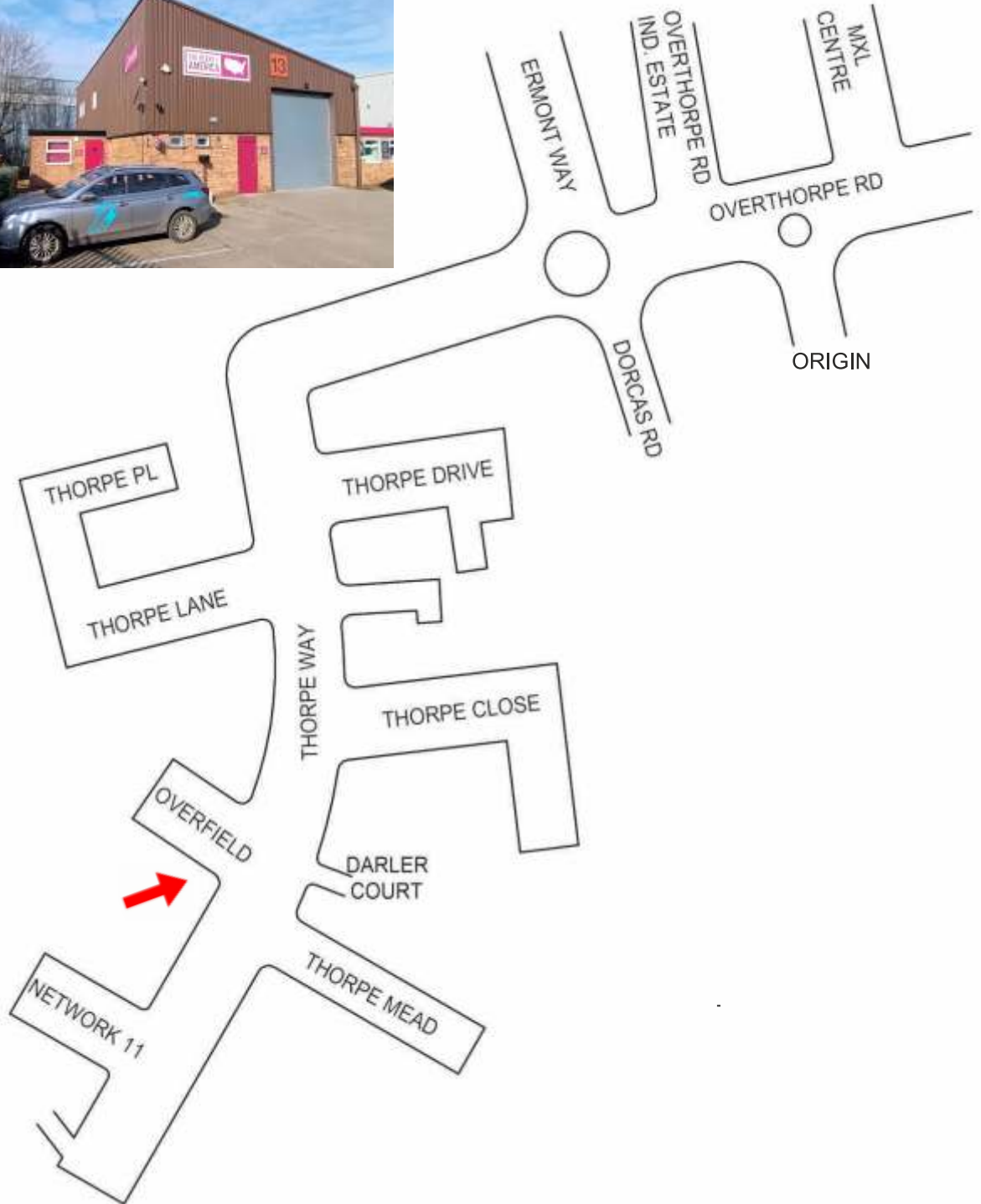
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# THORPE WAY INDUSTRIAL ESTATE & OVERTHORPE ROAD

## Unit 13, Overfield



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