

# TO LET: Office Accommodation

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

December 2023



**Stunning Office Premises in rural North Oxfordshire**

**New 3 or 6 Year Lease**

**325 sq ft Ground Floor Office @ £8,000 plus VAT per annum**

*Subject to Contract*

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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**Beautiful ground floor office within Sugarswell Business Park, offering a wonderful working environment with ample parking, high-speed broadband, widespread mobile phone coverage, CCTV, and 24-hour security presence.**

**Tenure:** This ground floor office is available on a new three or six year lease, at an initial rent of £8,000 plus VAT per annum, with a rent review on the third anniversary in line with RPI. This accommodation is available from the 1st January 2024 and will prove to be a superb office for one, two or three people looking for a base in North Oxfordshire. Sugarswell Business Park is home to a wide range of companies in a combination of office and industrial premises, and is situated in an idyllic rural location with easy access to junctions 11 and 12 of the M40.

**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 will usually produce their own documentation, seeking a contribution of £250 plus VAT towards their administration costs in preparing the lease agreement.



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**Outgoings:** Ingoing tenants will be responsible for payment of the non-domestic rates. If this is an ingoing tenants only commercial property in England, no rates will be payable for the financial year 2023 / 2024 under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2023\\_2024\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf)



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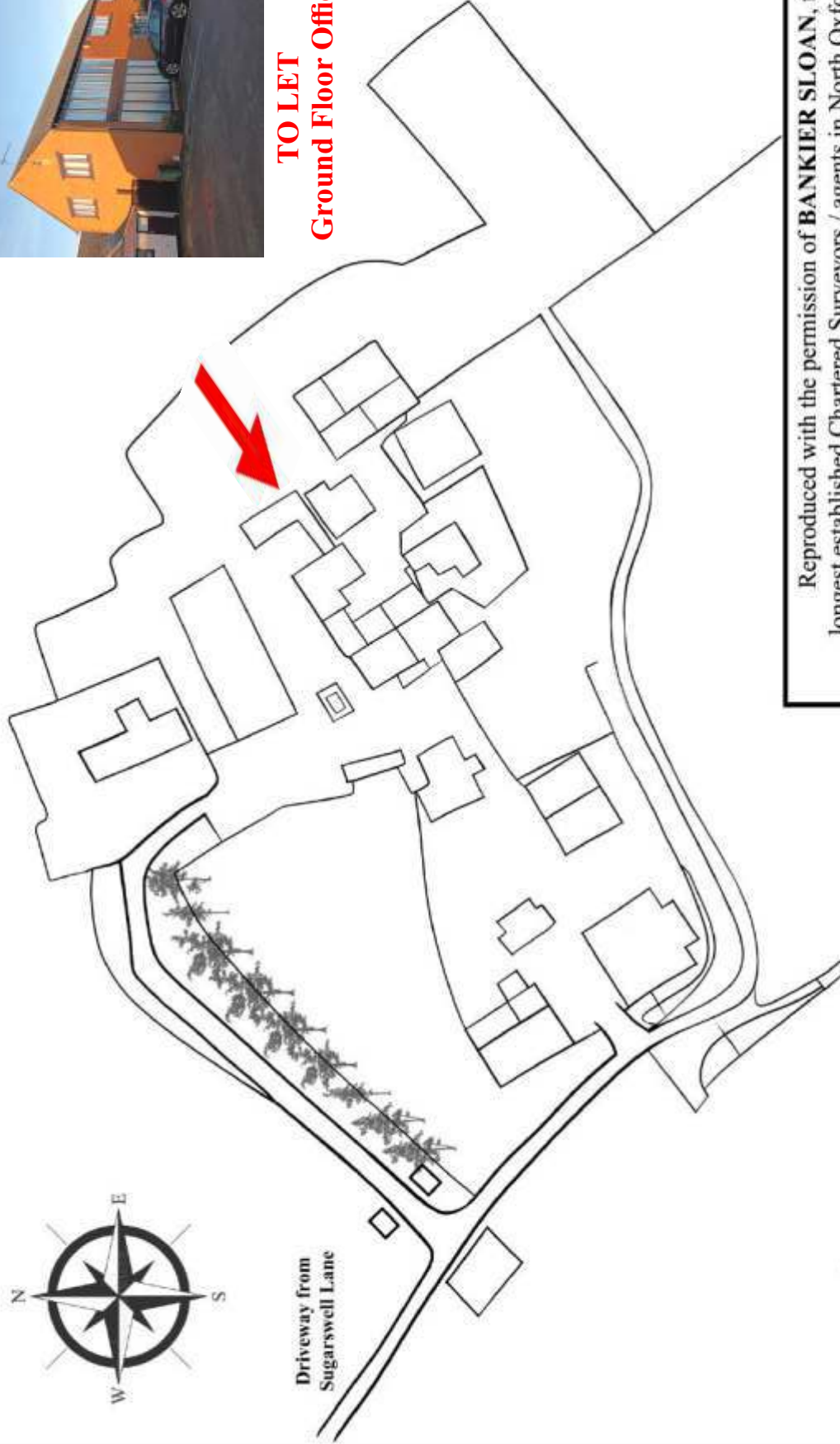
# SUGARSWELL BUSINESS PARK OX15 6HW



Driveway from  
Sugarswell Lane



**TO LET**  
**Ground Floor Office**



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