

WORKSHOP / OFFICE TO LET

Unit 2, Beaumont Business Centre, Beaumont Close
Banbury, Oxfordshire OX16 1TN



783 sq ft Commercial Unit

Well Established Business Location

Assignment of Existing Lease

Current Rent: £6,500 plus VAT per annum

Available due to relocation & expansion of the existing tenant's business

September 2025

Subject to Contract

BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

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Accommodation: We have been instructed to seek a new tenant for this excellent unit, situated on one of Banbury's long established industrial estates. The current tenants, JT Heating Ltd, who are relocating due to expansion of their business, are offering their existing lease by way of an assignment. Their tenancy agreement has recently been extended until the 31st December 2027, with a current rent of £6,500 plus VAT per annum. The rent is due to increase on the 1st January 2026 to £7,000 plus VAT per annum, with a further increase on the 1st January 2027 to £7,500 plus VAT per annum.

Measuring 783 sq ft on the ground floor, this unit provides a combination of workshop and office accommodation, with a very substantial mezzanine floor that provides excellent additional storage accommodation. The mezzanine can be removed by any ingoing tenant if required. The office has a glass frontage, with the workshop being accessed via an up-and-over door. The premises include a small kitchenette, washroom facilities and two parking space to the front of the unit, with additional communal parking nearby. This unit is not suitable for vehicle repairs. Rent is to be paid monthly in advance.

Management Charge: In addition to the rent an ingoing tenant will be responsible for payment of an annual service charge, which is expected to be £600 for the financial year 2025 / 2026.

Insurance: The ingoing tenant will be expected to re-imburse the freeholders the annual property insurance of approximately £480 (2025 / 2026).

Administration Fee: The current occupiers will require £300 plus VAT towards the costs in preparing the assignment agreement.

Rateable Value: These premises have a rateable value of £6,400 and therefore if this is an occupiers only commercial property, no rates will be payable for the financial year 2025 / 2026 under the government's Small Business Rates Relief Scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf

Subject to Contract

The premises can be viewed by contacting the sole agents:

BANKIER SLOAN

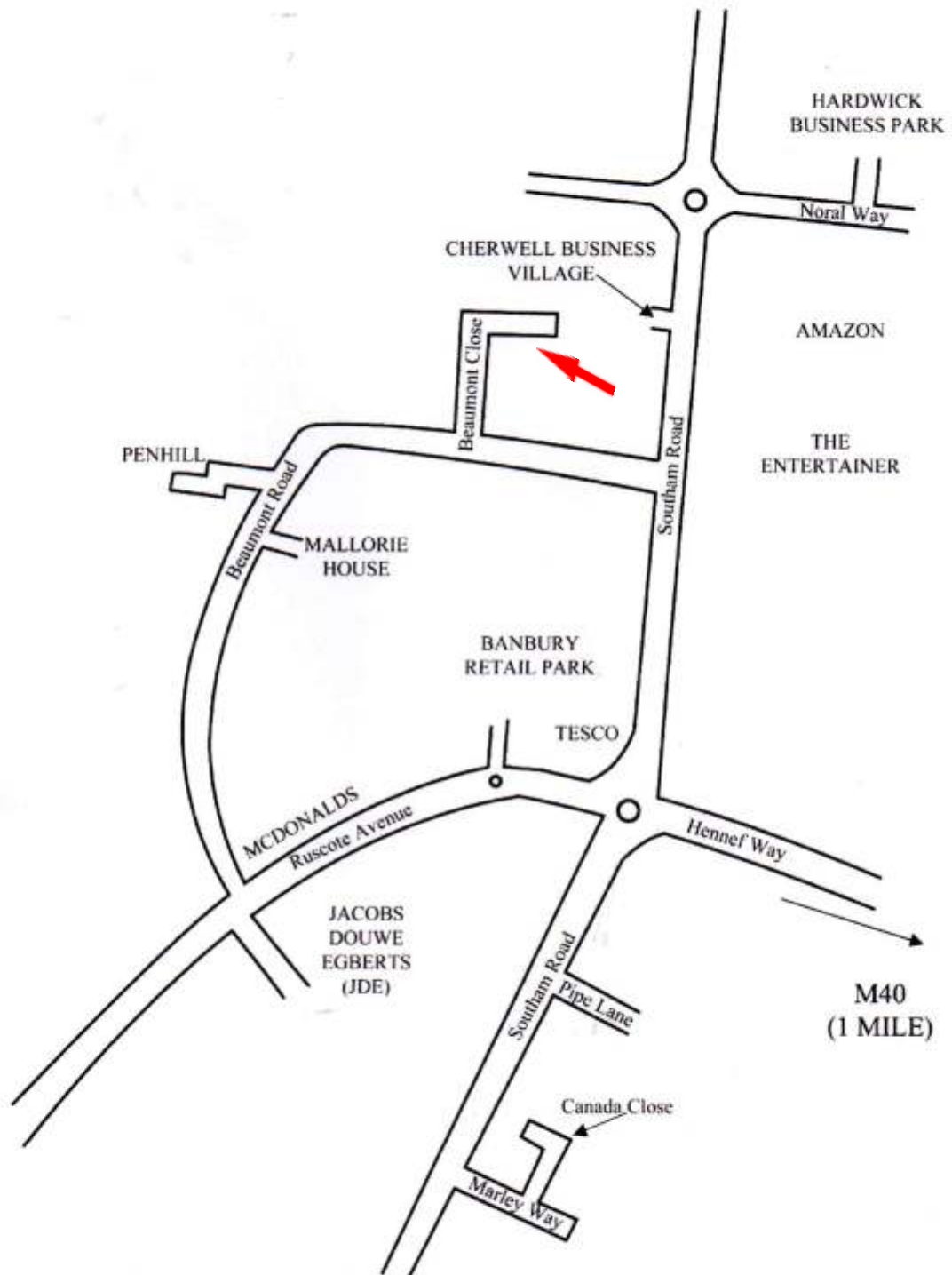
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BEAUMONT ROAD INDUSTRIAL ESTATE AND SOUTHAM ROAD, BANBURY



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