

TO LET: 750 sq ft Workshop

Unit 13, Thorpe Way Industrial Estate Banbury, Oxfordshire OX16 4SP



Excellent lock-up unit. Prominent Location
No vehicle workshop users
New Lease. £9,000 per annum

Subject to Contract

BANKIER SLOAN

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

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Accommodation: We have received instructions to market on a new lease this excellent 750 sq ft workshop. This unit is prominently located 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 lease, at a rent of £9,000 per annum.

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

Annual Insurance: The in-going tenant will be expected to contribute towards the annual insurance premium for this property, and for the financial year 2024/2025 this is anticipated to be £400.

Business Rates: The property has a rateable value of £6,700. If this is an in-going tenants only commercial property they will be eligible to claim Small Business Rates Relief and therefore pay zero rates payable. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf

Admin Fee: The in-going tenant will be expected to contribute £300 plus VAT towards the preparation of a lease agreement.

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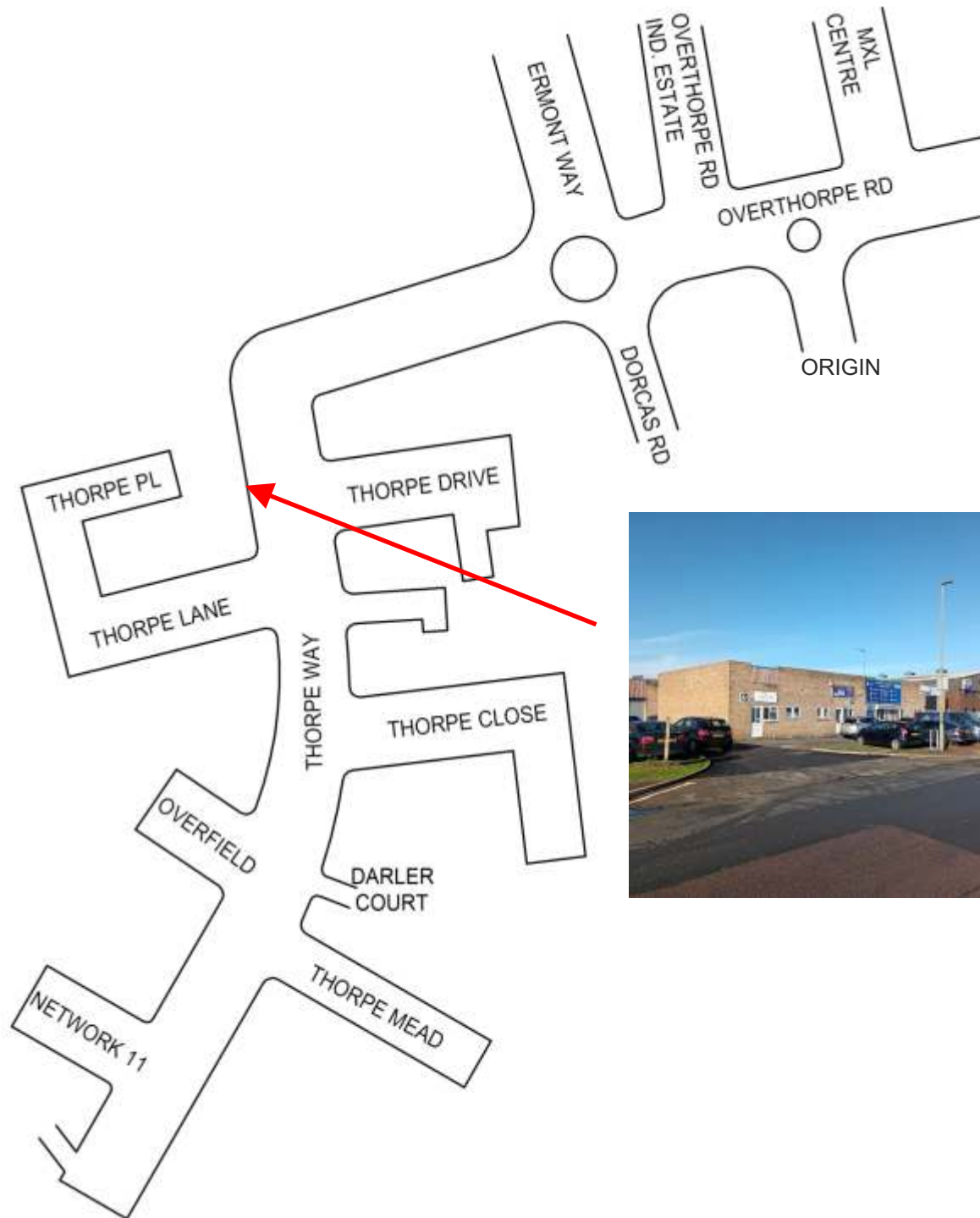
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THORPE WAY INDUSTRIAL ESTATE & OVERTHORPE ROAD



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