



**UNIT 2, 107 MAIN ROAD, MIDDLETON CHENEY, BANBURY,  
OXFORDSHIRE, OX17 2PD**

**WORKSHOP/INDUSTRIAL UNIT**

- 3 phase electricity
- Front and rear yard
- Mezzanine floor
- Roller shutter doors

**TO LET £22,750 Per Annum | 2,891 sq ft (268.60 sq m)**

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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## LOCATION

Unit 2, 107 Main Road is centrally located in the village of Middleton Cheney. The village is on the A422 Banbury to Brackley Road within approximately 2 miles of junction 11 of the M40 motorway.

## DESCRIPTION

The unit is a semi-detached industrial premises with a timber construction mezzanine floor. It has ample storage with various office spaces. There is a WC.

More particularly the unit features the following:

- Separate pedestrian door
- Parking
- Secure yard at the back accessed through the unit
- Office

## ACCOMMODATION

The property has the following (approximate) gross internal floor area.

Unit 2	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	129.80	1,397
Stores under Mezzanine	37.53	404
Offices/Stores/WC	29.07	313
Mezzanine stores	72.18	777
<b>Total internal area</b>	<b>268.60</b>	<b>2,891</b>
Front yard	169.1	1,821
Back yard	219.1	2,359

## SERVICES

We understand that mains electricity, gas and water is available. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## BUSINESS RATES

Business rates will be the responsibility of the occupier. The rateable value for Unit 2 will need to be assessed by the rating authority.

## EPC RATING

The property has an EPC rating of D.

## TERMS

A new lease is available on a fully repairing and insuring basis for a term to be agreed by negotiation. The occupier will be responsible for all outgoings and utilities, either by direct account or by way of sub-meter recharge.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

## VAT

It is understood that VAT is not applicable.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

Tim Humphrey

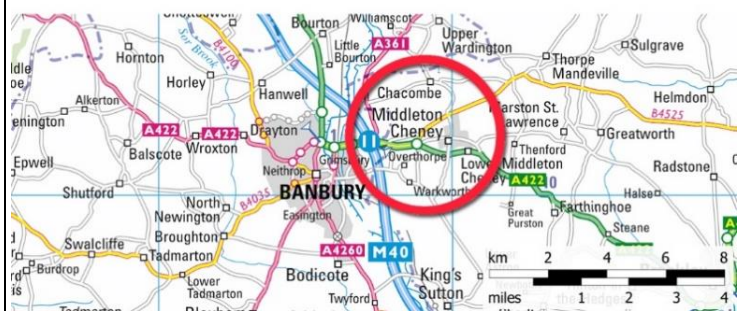
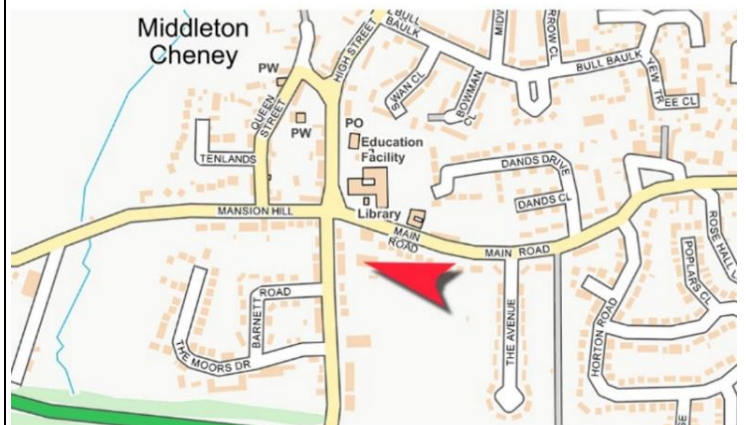
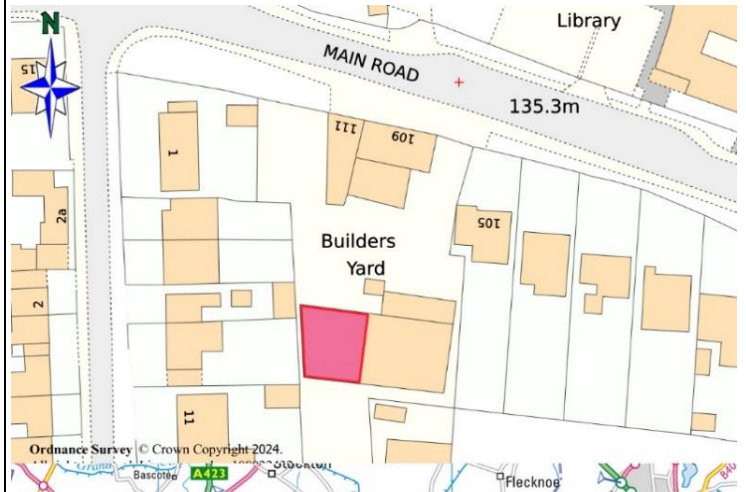
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