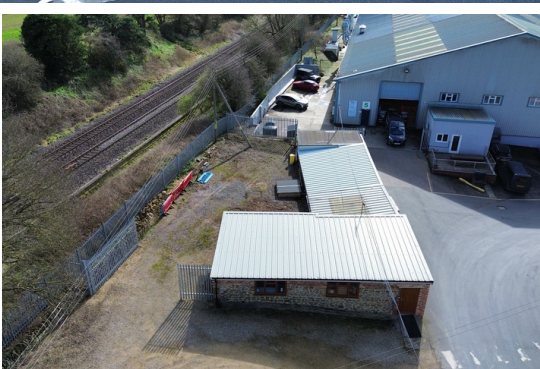




YARD, SELF CONTAINED OFFICE & STORAGE UNIT

YARD 3, UNIT 3A & UNIT 3C, CHERWELL VALLEY
BUSINESS PARK, BANBURY, OXFORDSHIRE OX17 3AA

- Flexible office, storage & yard space available separately or combined
- Secure fenced yard
- Excellent access within established business park
- EPC Rating C (72)

Dilek Naylor

Brown & Co

M: 07917 923987

T: 01295 220214

E: dilek.naylor@brown-co.com

£7,200 - £23,056 P.A.X. | 45.15 - 335.28 Sqm (486 - 3,609 sqft)

Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E banbury@brown-co.com

white
commercial.co.uk

BROWN & CO

LOCATION

Cherwell Valley Business Park is a well located and established industrial and commercial estate situated just to the south of Banbury, providing excellent accessibility to both regional and national road networks. The property lies approximately 6.5 miles from Junction 11 and 8 miles from Junction 10 of the M40 motorway, offering direct connectivity between London, Birmingham and the wider Midlands. The nearby A4260 Banbury Road provides a convenient alternative route for local and regional transport movements.

DESCRIPTION

The office (Unit 3A), Yard 3 and Storage Unit (3C) are available either individually or together, offering flexible occupation to suit a variety of business requirements.

Unit 3A - Office - £8,500 pax. A well presented small office extending to approximately 531 sq ft, suitable for a range of commercial uses including office, workshop, light industrial, or ancilliary storage. The space provides a practical and professional working environment within an established business park setting.

Unit 3C - Storage - £7,200 pax. An optional additional storage unit providing secure and flexible space, ideal for dry storage or to support operational business needs.

Yard 3 - £7,356 pax. A secure, fenced commercial yard extending to approximately 2,592 sq ft, offering excellent external space suitable for open storage, vehicle parking, plant and machinery storage, general commercial yard use. The yard benefits from a flexible layout and good vehicular access, making it particularly well suited for loading, unloading and operational use.

ACCOMMODATION

The property has the following (approximate) areas:-

Description	Sqft	Sqm
Unit 3A	531	49.33
Unit 3C	486	45.15
Yard 3	2,592	240.80
Total NIA	3,609	335.28

SERVICES

The property benefits from connection to mains water and electricity. 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.

SERVICE CHARGE

There are service charge contributions payable in connection with the upkeep and maintenance of the wider estate, the current costs being: Unit 3A £331.79 + VAT, Unit 3C £303.67 + VAT and the yard to be confirmed. This will be apportioned dependant on the space taken.

TERMS

The yard and offices are available on a new fully repairing and insuring lease as a whole or individually as defined on the plan and rental terms as defined in the accommodation schedule. The rent will be payable exclusive of other outgoings and subject to contract.

EPC

The property has an EPC rating of C (72).

VAT

VAT will be chargeable in addition to the rent and service charge.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

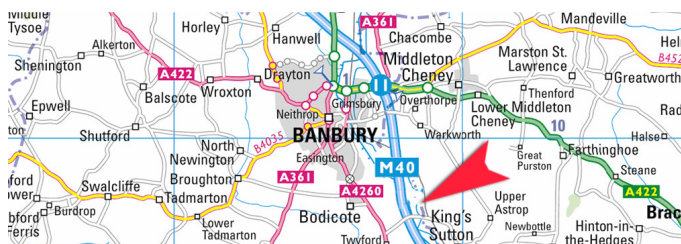
Strictly by appointment with the Joint Letting Agents:-

Brown & Co - Dilek Naylor Tel. 01295 273555 M: 07917 923987

E: dilek.naylor@brown-co.com

White Commercial - Chris White & Harvey White Tel: 01295 271000

E: chris@whitecommercial.co.uk / harvey@whitecommercial.co.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 29th May 2026

Banbury

6 Manor Park, Banbury

Oxfordshire OX16 3TB

T 01295 273555 | E banbury@brown-co.com

BROWN & CO

Property and Business Consultants