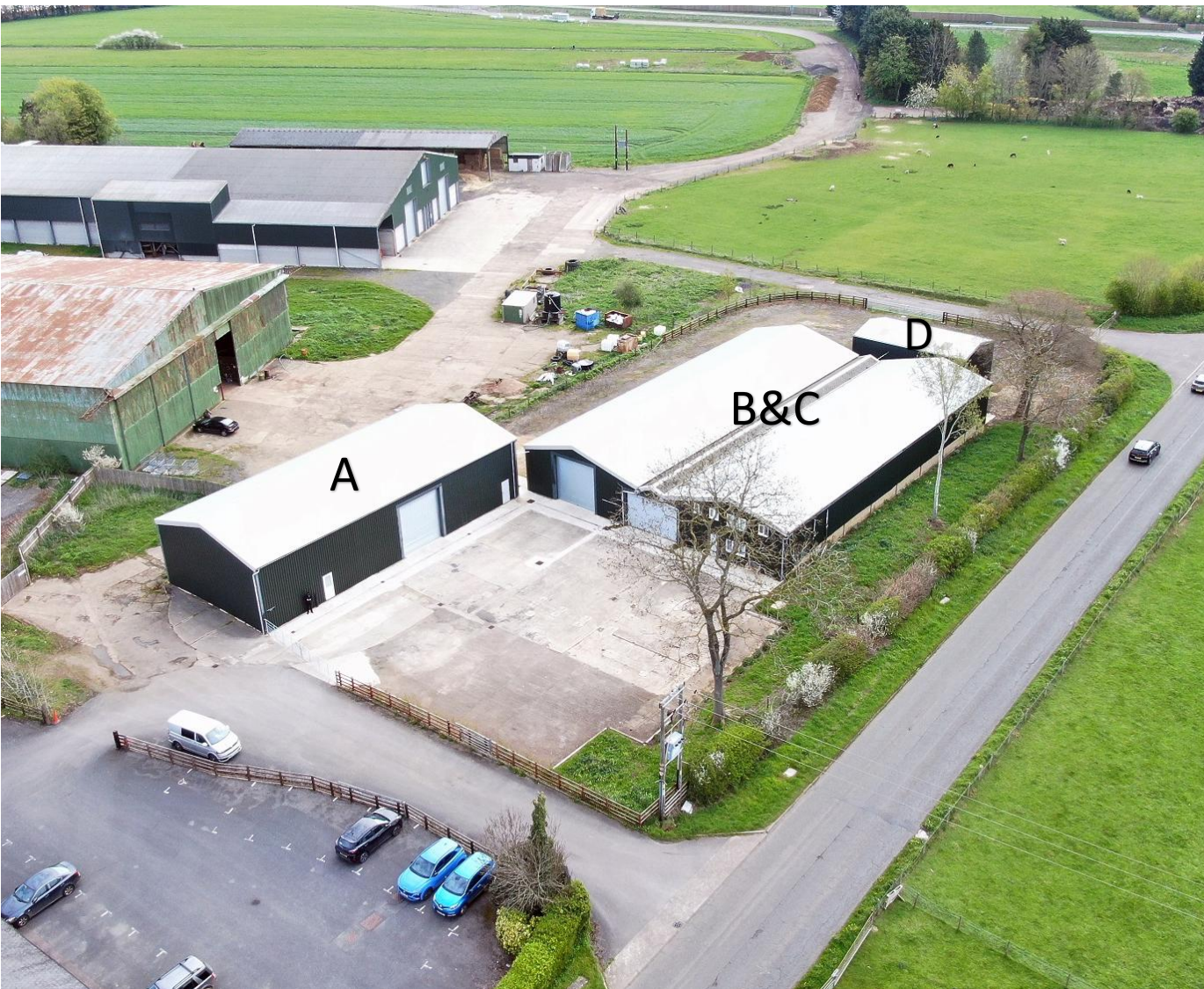


Chipping Warden Barns, Appletree Road, Chipping Warden, Nr Banbury, OX17 1LH
For Lease – Industrial/Storage set within secure one acre site – 3,595 - 15,609 sq ft

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Unit	Sq Ft (GIA)	Sq M (GIA)	Rent Per Annum	Service Charge	Building Insurance PA	Rateable Value	EPC
A	3,595	344	£27,500	N/A	TBC	£17,250	D - 89
B, C & D	12,014	1,116.13	£82,500			£47,500 & £4,750	
Whole	15,609	1,450	£110,000			£69,500	

Location

Chipping Warden Barns are situated at the Manor Farm Business Park, adjacent to a barn-conversion office scheme and the 600,000 sq ft Appletree Trading Estate, just outside the village of Chipping Warden, along the A361 and with easy access to Junction 11 of the M40 (Banbury – 6 miles) and 11 miles from Daventry, Northants, which in turn also provides good access to the M1 and wider motorway network.

Description

The site is self-contained, set upon circa 1-acre and comprises three industrial/storage units of steel portal frame construction totalling 15,609 sq ft. There are secure yard areas to the front and rear for loading/unloading/parking.

Unit A benefits from 2 roller shutter doors and LED lighting and has a height to eaves of 5.2 meters.

Unit B&C has two roller shutter doors to front and one further shutter door providing access to the rear yard. A surface water gully has been installed connecting the two former buildings together. Unit B has a height to eaves of 3.9m.

Units B&C benefit from quality office accommodation to ground and first floors, with 3x WC's, a kitchenette, boardroom and storage rooms. Air conditioning to offices has also been provided.

Unit D is situated behind Unit B&C within the rear yard area; a modern storage building with a concrete floor and a height to eaves of 4.75m.

Terms & VAT

The whole site is available on a new fully repairing and insuring lease, with terms to be agreed subject to contract. VAT will be payable in addition.

Unit A and Units B, C & D could also be made available separately as per the table above, with shared yard areas to be agreed.

Service Charge

The site is self-contained and therefore no service charge is applicable.

In the event the units are let separately, the two tenants will be responsible for the repair, maintenance and upkeep of external areas in a manner to be agreed.

Services

A three-phase power connection is provided, excluding water, mains drainage and gas. None of the above services have been tested by the agents.

Business Rates

The site has three assessments as per the table above. This is not what you pay. Further information is available upon request via the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2026.