

# Cherwell Business Village, Southam Road, Banbury, OX16 2SP

## Storage and Office Premises – 2,861 sq ft



Unit	Sq Ft	Sq M	Rent Per Annum	Utilities	Building Insurance PA	Service Charge
G201, G202 & G204	2,861	265.80	£26,752	Electricity billed separately	£2,112	£13,939.20

### Location

Cherwell Business Village is situated in Banbury, close to Junction 11 of the M40 London to Birmingham motorway. The business village, situated on the Southam Road, is a well-established and thriving 18-acre business park to the north of the town, with over 75 business occupiers on-site and close to all facilities with easy access to the M40.

### Description

The premises comprises ground floor storage and office accommodation, with a mixture of open plan area and individual office accommodation, most recently occupied by an alcohol distributor. The space is self-contained with private kitchenette and WC facilities. Loading/unloading areas are available at either end of the premises via communal accessways, via level access double doors.

### On-Site Management Team

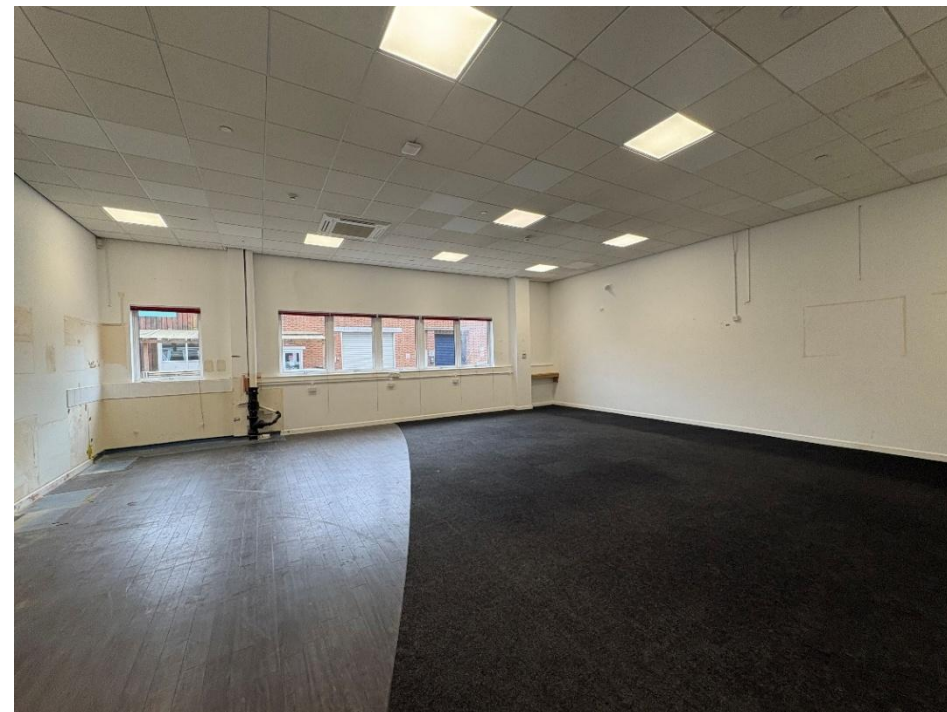
The landlords' Estate Manager is located on site and provides hands on assistance to tenants, including the letting and management of the site and facilities.

### Terms & VAT – See Costs Above

Leases are available for 3 years with a rolling option to break the lease providing 3 months written notice is given. Rent with rates and service charge are paid in addition (service charge includes all additional occupational costs excluding electric which is metered). Rates are paid directly to the Rating Office.

### Car Parking

There are four car parking spaces provided to the front of the unit with further car parking available on a first come basis. Gated car parking spaces close to the premises can also be purchased at £500 per annum, subject to availability.



### Incentives

Our clients will consider a rental incentive package on the above terms to suit the ingoing tenant's requirements (subject to the terms of the lease and the financial covenant of the ingoing tenant).

### Viewing and further information

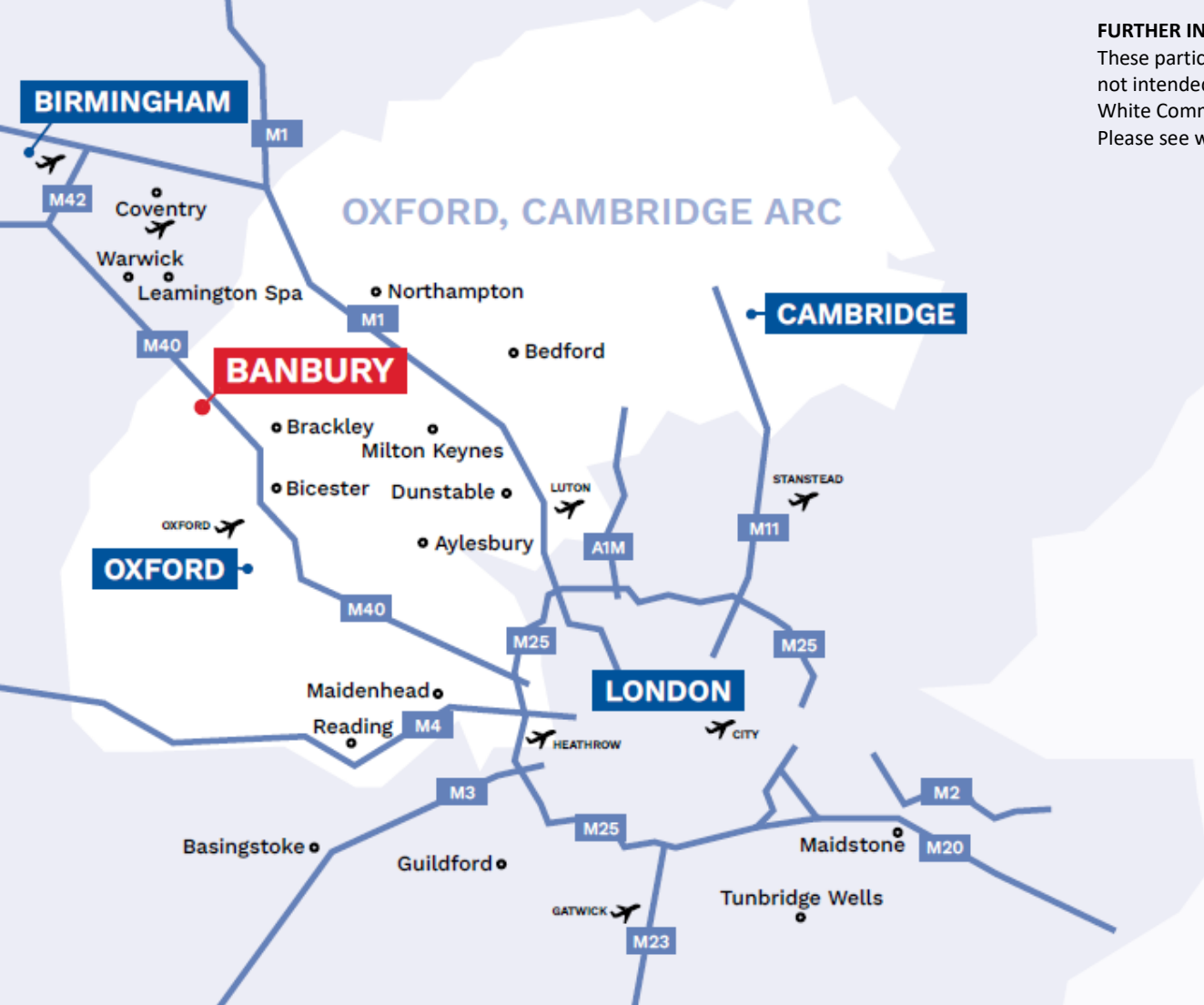
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Chris White

Harvey White



#### FURTHER INFORMATION

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## BANBURY

### Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

## LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.

