



NEWLY REFURBISHED FIRST FLOOR OFFICE PREMISES

UNIT 3A BRIDGE WHARF, BRIDGE STREET, BANBURY,
OXFORDSHIRE OX16 5AY

- Newly refurbished / excellent condition
- Self-contained
- Close to town centre
- Suitable for variety of uses eg offices / fitness studio

TO LET - £15,500 PAX. | 1,097 sq ft (101.91 sq m)

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BROWN & CO

LOCATION

Bridge Wharf lies adjacent to Bridge Street with access via Lower Cherwell Street, behind the Kwik Fit Centre. The site is adjacent to Banbury's main line train station with links to London with journey time of approximately 53 minutes.

The Castle Quay Shopping Centre is approximately 300 metres away and there are excellent road communications via Junction 11 M40 motorway approximately 1.5 miles distant. The town has a population of 59,000 with a catchment population in the order of 260,000.

DESCRIPTION

The building is of steel portal frame construction with blockwork elevations under a pitched profile steel roof. The unit occupies a first floor position within the building and the premises are self-contained. The offices/studio have recently been refurbished and offer a clean and tidy environment - including new carpets. There are 3 car parking spaces allocated with the building and additional car parking available nearby.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Unit 3a	Sq ft	Sq m
Offices	997	92.62
Kitchen/Staff Room	100	9.29
Total NIA	1,097	101.91

SERVICES

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

BUSINESS RATES

The current Rateable Value for the property is £10,000. A single small business should benefit from zero rating currently.

SERVICE CHARGE

No service charge is applicable.

EPC

The property has an EPC rating of D (80).

TERMS

The rent is £15,500 per annum exclusive of all other outgoings which the tenant will be responsible for such as utilities and business rates etc. Preference will be given to a minimum 3 year term, a longer term will be considered. All other terms are by negotiation depending upon covenant strength. A 3 month rental deposit will be required.

IMPORTANT NOTICES

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VAT

We are advised there is no VAT payable on these premises.

LEGAL COSTS

Each party to bear their legal costs in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents Brown & Co on:

Brown&Co

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