



8 CANADA CLOSE, BANBURY, OXFORDSHIRE OX16 2RT

INDUSTRIAL WAREHOUSE UNIT WITH YARD

- 3 phase electricity
- Sectional overhead loading door
- Secure yard area
- EPC Rating E

TO LET £25,000 Pax | 3,630 sq ft (337.23 sq m)

Contact Clive Thompson

Brown & Co Banbury

01295 273555

clive.thompson@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

The property is situated on the popular Canada Close Business Park just off the A361 Southam Road and Marley Way, located 1.5 miles from Junction 11 of the M40 London to Birmingham motorway.

Banbury is the main North Oxfordshire centre for commerce and industry and located approximately 70 miles north of London, 45 miles south of Birmingham and 23 miles from Oxford. It has a main line railway station with links to both London and Birmingham.

DESCRIPTION

Unit 8 is an end of terrace industrial unit constructed of steel portal frame incorporating brick and clad elevations under a pitched roof. The property provides a ground office area, kitchenette and workshop with a mezzanine including offices and store. There is a secure yard area as per the hatched area on the plan. The property particularly features the following:

- Loading door
- Personnel door
- 3 phase electricity
- Mezzanine floor
- Office areas
- Private yard area

ACCOMMODATION

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

Unit 4	m ²	ft ²
Ground floor including warehouses, kitchenette and office area	274.85	2,959
First floor office/storage	62.31	671
Total GIA	337.16	3,630

SERVICES

We understand that electricity, water and drainage 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 and the property may benefit from Small Business Rates Relief which may reduce the rates payable. The premises has a current Rateable Value of £21,500 per annum.

SERVICE CHARGE

We understand that there is a service charge levied on the estate.

EPC RATING

The property has an EPC rating of E.

LEGAL COSTS

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

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 other 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 Single 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 3-Dec-24.

TERMS

A new letting with a term to be agreed by negotiation on a fully repairing and insuring basis. .

VAT

It is understood that VAT is/is not applicable.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

Clive Thompson
01295 220206
clive.thompson@brown-co.com

