



FENCED & SECURE HARDSTANDING LAND AVAILABLE FOR LEASE

YARD 9 CHERWELL VALLEY BUSINESS PARK, BANBURY,
OXFORDSHIRE, OX17 3AA

- Circa. 0.61 acre
- Suitable for storage
- Concrete hardstanding area
- Available immediately

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TO LET - £53,350 PAX | 26,673 ft² (2,478 m²)

Banbury

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white
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BROWN & CO

LOCATION

Cherwell Valley Business Park, an 18 acre mixed commercial use site, is located just south of Banbury; 6.5 miles from J11 and 8 miles from J10 of the London to Birmingham M40 Motorway. The A4260 is also in close proximity.

The Business Park is a multi-let industrial estate with other principal occupiers including The Volvo Group UK Limited, Evolution Sport t/ a Evolution Services Europe Limited and Ann Savva Group. The Unit is located toward the middle of the site and is accessed via the internal access roadway.

DESCRIPTION

Yard 9 is a fenced and secure area of concrete hardstanding land, situated at the rear of Cherwell Valley Business Park and is suitable for storage.

ACCOMMODATION

The property has the following (approximate) gross area.

	sq m	sq ft
Yard	26,673	2,478

SERVICES

No mains services are connected to the site.

SERVICE CHARGE & BUILDINGS INSURANCE

There is a service charge payable in connection with the wider estate. Full details are available upon request. Buildings insurance will be arranged via the landlord and recovered annually in advance. The tenant will arrange contents insurance.

BUSINESS RATES

The business rates will be the responsibility of the tenant. The current rates payable is TBC.

LEASE & RENTAL TERMS

The site is available on a new lease at £53,350 per annum, exclusive of other outgoings, and is subject to contract.

VAT

It is understood that VAT is chargeable in addition.

LEGAL COSTS

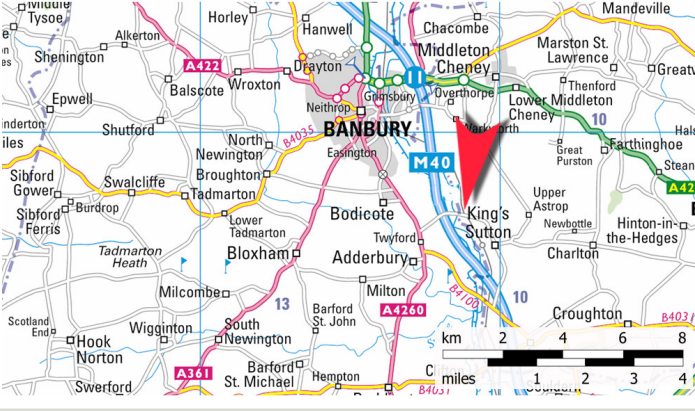
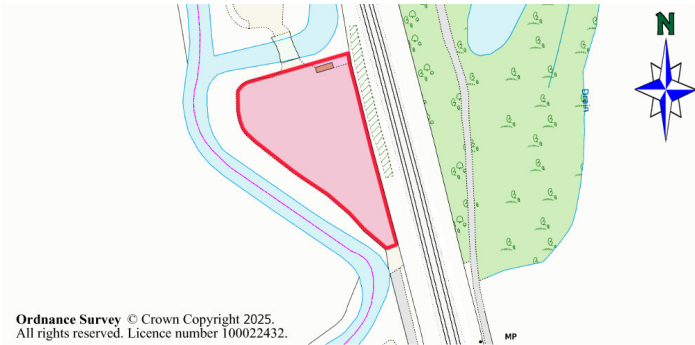
Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown & Co
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Or contact the Joint Agents Chris White and Harvey White Email: chris@whitecommercial.co.uk / harvey@whitecommercial.co.uk
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