

# Refurbished Office Premises

## Banbury Junction - Offices

### North Bar, Banbury Town Centre, OX16 0TH

FORMER BUZZ BINGO SITE, BANBURY



## TO LET

### From 1,658 – 4,177 SQ FT

### Rents from £20,000 – £50,250 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)

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Unit	Sq Ft	Use	Rent PA	Approx. Building Insurance PA	2017 Rateable Value	EPC Rating
North Bar Ground Floor	2,519	Class E / Offices	£30,250	TBC	£25,250	TBC
North Bar First Floor	1,658		£20,000		£15,750	
North Bar	1,022		LET		£10,500	
Castle Street Ground Floor	3,014		LET		£33,250	

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The premises are situated in Banbury Town Centre, fronting Bolton Road, North Bar and Castle Street, in an area planned for major redevelopment and close to Banbury's main Castle Quay shopping centre, which at present undergoing a substantial expansion to include a multi-plex Cinema, Premier Inn Hotel, Lidl Supermarket and Retail/Food offer.

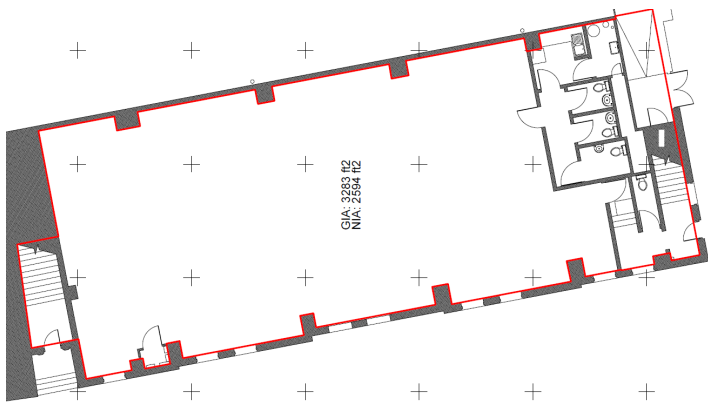
## DESCRIPTION

The premises comprise quality office suites which are being refurbished by the landlords. Specifications and plans are available from White Commercial.

## ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground - North Bar	Class E / Offices	234	2,519
First - North Bar		154	1,658
<b>TOTAL</b>		<b>388.05</b>	<b>4,177</b>



## TERMS & RENT

The office suites are available on new effective fully repairing and insuring leases at the rents as per the above table, per annum exclusive.

### Service Charge & Building insurance:

There will be a service charge payable to cover external building maintenance and landscaping. Building insurance is payable, costs to be advised. Further details are available from White Commercial.

### Rateable Value:

The rateable values for the office suites are as per the table above. This is not what you pay. Further information is available from White Commercial.

**VAT:** VAT is payable in addition to the figures quoted.

## SERVICES

We understand that all main services are connected to the property, excluding gas. None of the services have been tested by the agents.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

The EPC is due to be reassessed.

## VIEWING AND FURTHER INFORMATION

Please contact Chris or Harvey at White Commercial:

Tel: 01295 271000

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

or [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



Chris White



Harvey White

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.

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