

OFFICE PREMISES,
NETWORK 11, THORPE WAY,
BANBURY
OX16 4XS

FLEXIBLE LEASE AVAILABLE



1 Mile from M40 Junction 11
Plenty of Car Parking

Location:

The property is located approximately 1 mile from Junction 11 of the M40 on the established Thorpe Way Industrial Estate. The estate is home to many local and national businesses. Network 11 is a complex of six units towards the back of the estate constructed in around 2000 with two storey offices at the front with warehousing behind. There is plenty of car parking at the front. The offices on offer form part of a larger building used by Tadmarton Products and its owning company, DB Foods. The available accommodation is the ground and first floor offices. The offices are accessed via their own small reception and include heating, carpets, suspended ceilings and recessed lighting with a male and female WC and kitchen at first floor level. An agreed number of car spaces will be made available for use from the main car park. There is the potential for large vehicle or trailer parking to be accommodated.

Accommodation:

The floor areas are as follows:

Ground floor (Room 1):	29.26 sq m	315 sq ft	(4 desks capacity)
First floor (Room 2):	55.74 sq m	600 sq ft	(8-10 desk capacity)
First floor (Room 3):	10.22 sq m	110 sq ft	(2 desk capacity or meetings)

Plus male and female WCs and a kitchen

Total Net Area:	95.22 sq m	1,025 sq ft
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Rent: **£1,500.00 per month**

We are offering the premises on a new lease upwards from six months. The rent shall be inclusive of business rates, utilities, heat, light, parking, maintenance, service charge and building insurance. The rents will be subject to VAT. The lease would be outside the Landlord and Tenant Act and shall be granted subject to appropriate approvals from the freeholder.

Contact Information:

Please contact Neil Wild to discuss the premises and all viewings must be pre-arranged in advance.

Tel: 01295 983 333

Mobile: 07801 164034

E: neil@wild-property.co.uk

Subject to Contract

Photos



First floor (room 2)



Ground floor (room 1)



Parking

Map:

From the M40 take the left hand exit at the first roundabout, past Frankie and Benny's, the Costa Drive-Thru. At the Esso service station carry straight over the next roundabout and at the final roundabout turn right into Thorpe Way estate. Follow the estate road for ½ mile and at the back of the estate on the right is the modern Network 11. OX16 4XS.



Important Information:

We give notice to anyone who may read these particulars as follows; 1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order. 4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. Any areas, measurements or distances referred to are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee. 7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

October 2018