

# OFFICE PREMISES FOR LEASE



1 Mile M40 (Jn 11),  
OX17 2PW

Flexible lease,  
High spec finishes



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)



## LOCATION

The property is located approximately 1 mile from Junction 11 of the M40 and approximately 2 miles from Banbury. On the road to Middleton Cheney and next door to The Dog Training Barn, the offices form part of a larger building used by the Tube & Bracket Company which was constructed in 2016-17. The available accommodation is the three first floor offices accessed via a prestigious glazed and full height reception. The specification is good and includes a four person passenger lift, accessible WC, three separate offices with modern lighting, heating and air cooling, kitchen and additional male and female WCs. There will be approximately 20 car spaces made available for use from the main car park. There is also the potential for large vehicle or trailer parking.



## ACCOMMODATION

The floor areas are as follows, with flexibility to take all or part:

<b>First floor (Room 1)</b>	73.07 sq m	786 sq ft	(10-12 desks capacity)
<b>First floor (Room 2)</b>	75.74 sq m	815 sq ft	(10-12 desks capacity)
<b>First floor (Room 3)</b>	27 sq m	290 sq ft	(4 desk capacity or meetings)
<b>TOTAL</b>	175.81 sq m	1,891 sq ft	

### Wild Property Consultancy Ltd

Wild Property Consultancy Ltd, 44 South Bar, Banbury, Oxon OX16 9AB | T: 01295 983 333 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

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## RENTS

**Option a)** Lease Room 1: £1,500 per month

**Option b)** Lease Rooms 2 & 3: £2,000 per month

**Option c)** All three rooms £3,500 per month

The figures are inclusive of business rates, heat, light, maintenance, service charge, car parking and building insurance. The rents will be subject to VAT. Office furniture may be available.

## LEASE

A new lease is to be made available upwards from six months. The lease would be outside the Landlord and Tenant Act.

## VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

## FURTHER INFORMATION

Is available from Neil Wild

**t:** 01295 983 333

**m:** 07801 164034

**e:** [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

**www.wild-property.co.uk**



ROOM 1



ROOM 3



ROOM 2



KITCHEN

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## CAR PARK



Access is from  
the village road  
not the A422

M40, 1 MILE



Map data ©2018 Google

## IMPORTANT NOTICE

Wild Property Consultancy gives 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.
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