# OFFICE PREMISES FOR LEASE



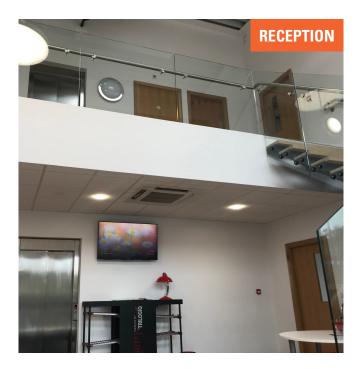
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#### LOCATION

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:

First floor (Room 1) First floor (Room 2) First floor (Room 3) TOTAL 73.07 sq m 75.74 sq m 27 sq m 175.81 sq m

815 sq ft 290 sq ft 1,891 sq ft

786 sq ft

(10-12 desks capacity)(10-12 desks capacity)(4 desk capacity or meetings)

#### Wild Property Consultancy Ltd

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## **RENTS**

Option a) Lease Room 1: £1,500 per monthOption b) Lease Rooms 2 & 3: £2,000 per monthOption 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.

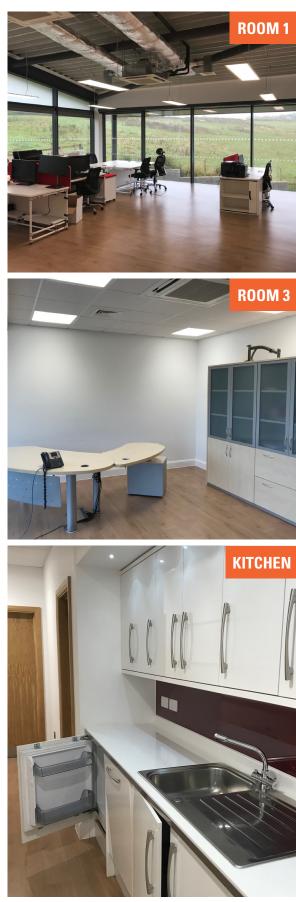
### **VIEWINGS**

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**

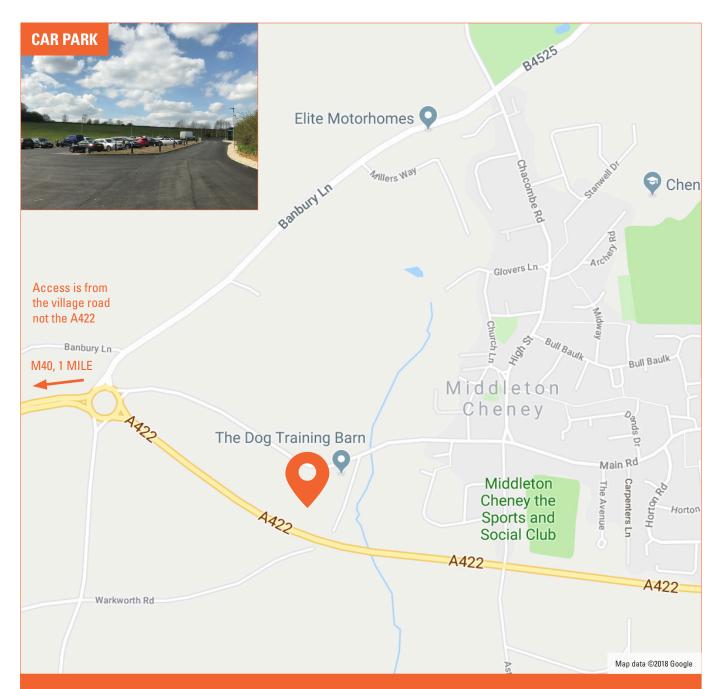
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