



**12,000 SQ FT
YARD INCLUDED**

TO LET

Unit 2, Cherwell Valley Business Park

Twyford Road, Banbury, OX17 3AS

6,712 sq ft (623.54 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 2, Cherwell Valley Business Park, Twyford Road, Banbury, OX17 3AS

Key Features

- Full-height roller shutter access doors
- Large concrete apron for storage / parking
- 3-phase electricity
- 6.9m clear height and 6.25m to haunch
- Offices and welfare facilities
- Concrete floors and rooflights
- Access via the estate's internal roadway

Description

Unit 2 comprises industrial / workshop accommodation with full-height roller shutter access doors to the front elevation. The property has concrete floors, internal block walls to approximately 2 metres and composite panelling to the eaves, beneath a pitched profile sheet roof with rooflights.

The unit benefits from a large hardstanding concrete apron for storage / parking to the front, together with 3-phase electricity, offices and welfare facilities.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Cherwell Valley Business Park is located just south of Banbury, approximately 6.5 miles from junction 11 and 8 miles from junction 10 of the M40 London to Birmingham motorway. The A4260 is also nearby.

The business park is a multi-let industrial estate. Unit 2 is located towards the middle of the site and is accessed via the internal roadway.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	6,712	623.54

Rent

£73,832 per annum.

Please contact the asset manager for lease terms, service charge details and further information.

Viewing & Further Information

Contact landlord direct
Gordon Everard
geverard@petchey.co.uk
020 8252 8000
07549 930 955

