



MODERN FLEXIBLE SPACE

SECOND FLOOR, 33/34 PARSONS STREET, BANBURY,
OX16 5NA

- Suitable for a variety of uses
- Flexible terms available
- Good natural light
- EPC Rating C

TO LET - £6,500 PAX (£542 PCM)
1,110 sq ft (103.16 sq m)

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Banbury

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LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, it lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway. Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive. The subject premises is situated in a prime position in Banbury Town Centre with walking distance of all amenities including Banbury Railway Station and bus station. Parsons Street is a busy pedestrianised retail area close to Banbury Market Square and Castle Quay Shopping Centre.

DESCRIPTION

The premises is a second floor suite accessed via a shared pedestrianised accessway directly off Parsons Street.

Internally, the accommodation provides predominately open plan space with two partitioned areas, benefitting from good natural light and views over Parsons Street and North Bar Street. There is a kitchenette and wc facilities.

ACCOMMODATION

The accommodation provides the following net internal floor area:

Second Floor Suite	Sq ft	Sqm
Offices	1,049	97.50
Kitchenette	61	5.66
Total NIA	1,110	103.16

SERVICES

We understand that the property is connected to mains electricity, water and drainage. We have not carried out tests of any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. Mains gas is not connected but is available in Parsons Street

BUSINESS RATES

The current Rateable Value for the second floor suite is £9,700. The premises may benefit from small business rates relief, subject to the occupier fulfilling those requirements and it is the rates will be the responsibility of the occupier.

LEASE & RENTAL TERMS

The suite is offered on a new lease for a term to be agreed at a rent of £6,500 per annum (£542 pcm) exclusive with tenant responsible for internal repairs and contributing a proportion to external repairs and common area maintenance, services and fire alarms. Flexible terms available.

EPC

The property has an EPC rating of C(65).

VAT

It is understood that VAT is applicable.

LEGAL COSTS

The ingoing tenant will be responsible for administrative costs of £750 plus VAT.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co

Tim Humphrey

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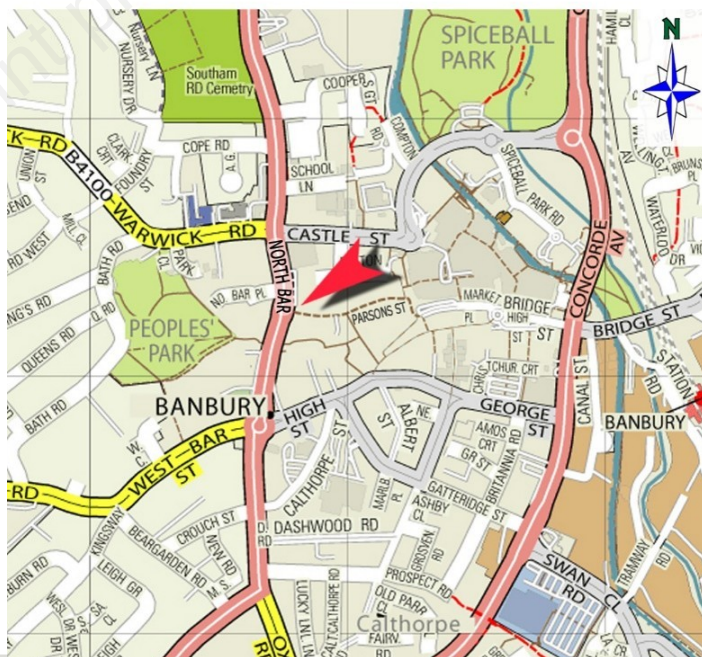
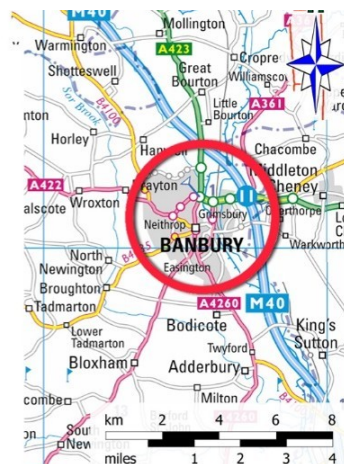
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