

BEAUMONT HOUSE BEAUMONT ROAD BANBURY OX16 1RH



- Prominent building adjacent to Tesco Superstore
- Fully refurbished to a high specification
- Suites available 1,780 -7,830 sq ft (165.4 – 727.5 sq m)
- Allocated car parking
- Passenger lift to all floors
- ¼ mile from Junction 11 M40 motorway

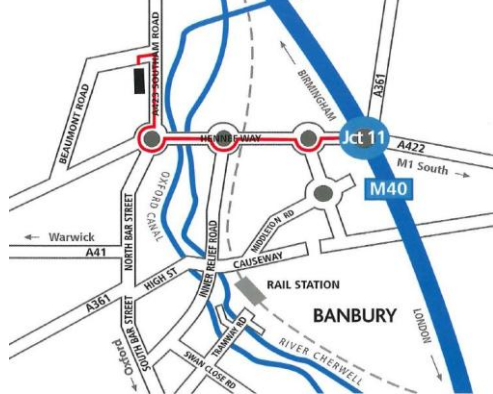
WHITE COMMERCIAL SURVEYORS LTD

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LOCATION

Banbury is the principal commercial and administrative centre of north Oxfordshire, being located at junction 11 of the M40 motorway (London to Birmingham). Banbury has a resident population of 46,853 and a district population of 141,868. There is a catchment population of 256,000 within a 30 minute drive time.

Beaumont House is prominently located at the junction of Beaumont Road and Southam Road, adjacent to Tesco's Banbury Superstore – just minutes from Junction 11 of the London to Birmingham M40 motorway.

DESCRIPTION

The Building comprises modern accommodation and has recently undergone a multi-million pound refurbishment of the whole building by the new owners, providing high specification regional Headquarter Offices for Kuehne & Nagel.

The accommodation provides good quality open plan areas together with some cellular partitioned offices. A lift services all floors and WC and kitchen facilities are provided on each level.

Office suites are currently available on the Fourth and Fifth Floors which can be let as self-contained suites with good parking facilities and allocated parking in the ratio of approx 1:220 sq ft of accommodation.

ACCOMMODATION

The premises have been measured on a net internal area in accordance with the R.I.C.S. Code of Measuring Practice 6th Edition published September 2007.

Floor	Use	Sq Ft	Sq M
Fourth	Office Suite	3,680	341.9
Part Fifth	Office Suite	2,370	220.2
Part Fifth	Office Suite	1,780	165.4
Total		7,830	727.5

SERVICES

We understand that all main services are provided to the property excluding gas. None of the above services have been tested by the agents.

TERMS

The premises are available on flexible lease or licence terms at £10 per sq ft subject to terms and the financial standing of the company.

SERVICE CHARGE AND BUILDING INSURANCE

A service charge is payable in respect of the maintenance and cleaning of shared areas of the premises including landscaping, maintenance and cleaning of the car park. Building Insurance is also payable. Further details are available from White Commercial Surveyors.

RATEABLE VALUE

We understand from the Valuation Office 2010 Rating List that the rateable value for the Fourth Floor Suite is £33,000 and the two Fifth Floor Suites £17,500 and £16,750. Further information regarding rates payable is available from White Commercial Surveyors.

VAT

All prices and rents quoted exclude any VAT which will be payable in addition at the standard rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of the property is D - 98.



VIEWING AND FURTHER INFORMATION



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors.

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. Dec 13



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