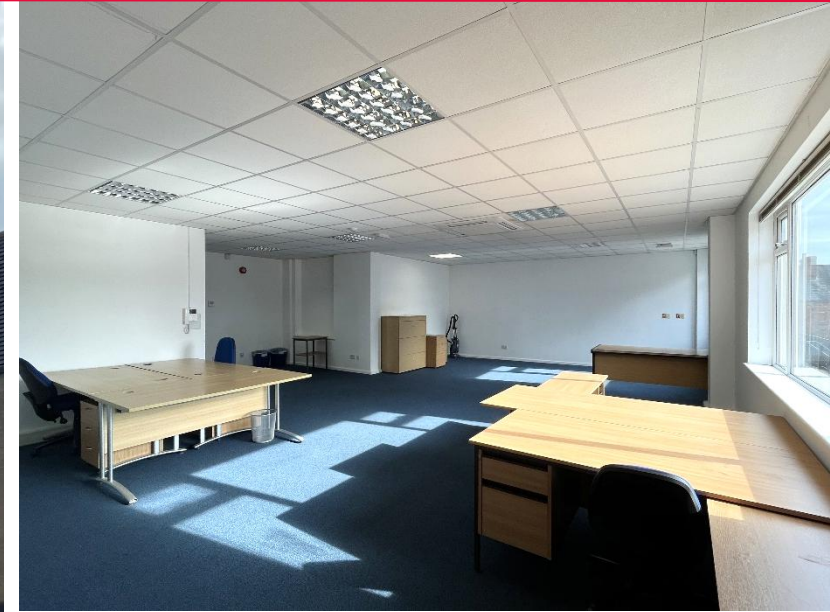


Suite 3 Charter House, 25 High Street, Banbury, OX16 5EG

First Floor Office Suite with 3 Car Parking Spaces

Available For Lease – 909 sq ft



Sq Ft	Sq M	Current Passing Rent	Service Charge Per Annum	Building Insurance Per Annum	Business Rates	EPC
909	88.45	£10,225	TBC	TBC	£8,200	B - 35

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is a rapidly expanding town with a population of 54,335 (2021 census) and a catchment of approximately 160,000.

The premises are situated within Banbury Town Centre, adjacent to the pedestrianized area of High Street, with surrounding occupiers such as Bairstow Eaves Estate Agents, Anker and Partners, Tesco Express and Chocoberry Café.

Description

The office suite is situated within Charter House to the first floor and is accessible from both the High Street and via the rear car park. The offices are bright and open plan, also benefitting from a separate meeting room.

3 car parking spaces are allocated to the suite within the rear private car park.

Kitchen facilities, as well as separate male and female WC's serve both ground and first floors. A video intercom system secures the High Street entrance and there are separate secure post boxes within the communal corridor.

Accommodation (Measured in accordance with IPMS3)

Floor	Use	Sq Ft	Sq M
First	Offices	909	88.45
Total		909	88.45

Terms & VAT

Suite 3 is available leasehold either by way of an assignment of the existing lease (expiry on 18/11/2028 and subject to rent review at 19/11/2026) or on a new lease on terms to be agreed directly with the landlords, exclusive of other outgoings and subject to contract.

VAT will be payable in addition.

Service Charge

A service charge is payable in respect of the maintenance, cleaning, water and electricity in the common areas, as well as for external building maintenance.

Services

We understand all mains services are connected to the premises, excluding gas. Heating and cooling to the premises are provided by ceiling-hung air conditioning cassettes, within the suspended ceiling grid. None of these services have however been tested by the agents.

Business Rates

The Rateable Value is £8,200. This is not what you pay. It may be possible to claim small business rates relief, subject to eligibility. Further details are available from either White Commercial or the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

FURTHER INFORMATION

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. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. April 2025.