

1st and 2nd Floor Offices, 26 Cornhill, Banbury, OX16 5NG

First and Second Floor Town Centre Offices Available for Lease – 1,339 Sq Ft



Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance Per Annum	2023 Rateable Value	EPC
1,339	124.40	Class E	£12,000	£1,585.34	£11,750	E- 119

Location

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

The property is well positioned within the busy pedestrianised area of market place, conveniently opposite Banbury's Bolton Road surface public car park and adjacent Banbury's 'Castle Quay' main shopping centre. Surrounding occupiers include Varia Hairdressers, Ladbrokes, Timpsons and Abraxas Cookware.

Description

The premises comprise first and second floor town centre offices, providing mainly open plan accommodation with some separate perimeter offices, each overlooking the Market Place. There is newly fitted passenger lift providing access between ground and first floors.

The offices benefit from a small tea-point to first floor, with a WC and server room to second floor, together with 2x disabled communal WCs situated to the ground floor entrance.

The building is Grade II listed and situated within the conservation area.

No car parking is allocated to the premises, however good paid private and public provision is available nearby.

Services

Mains electricity, water and drainage are connected to the premises. Heating is via wall-mounted electric radiators. None of these services have been tested by the agents.

Terms, Service Charge and VAT

The premises are available on a new internal repairing lease at a rental of £14,000 per annum exclusive, subject to contract. There is also a service charge payable in respect of external building maintenance, equating to £1,649.98 per annum.

VAT will be payable in addition to the rent.

Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Business Rates

The Rateable Value from 1st April 2023 is £11,750 for the first and second floors. This will need to be reassessed. Further information in this regard is available upon request via White Commercial, or via the local charging authority.

Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
First	Offices	891	82.78
Second	Offices	448	41.62
Total		1,339	124.40

Viewing and further information

Please contact Chris White & Harvey White

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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.