



8,603 Sq Ft Offices Available Within Established Medical Practice

South Bar House, Banbury, Oxfordshire OX16 9AD



**Sanderson
Weatherall**



- 799.29 sq m (8,603 sq ft) of offices within established medical centre.
- Ideally suited to D1 use but may be suitable for alternative uses (STPP)



Description

Third floor space extending to 799.29 sq m (8,603 sq ft) comprising of an entire floor of predominantly open plan, dual aspect office.

The space is currently second hand shell condition, fully adaptable and ready for a tenants own fit out, with existing plumbing and services in situ for a kitchenette and WCs. The space benefits from direct passenger lift access from the shared ground floor.

The offices are accessed via the existing medical centre and would therefore be ideally suited to a healthcare (D1) use, however would be suitable for alternative uses subject to obtaining the necessary planning consents.

Up to six car parking spaces are available with the office, by negotiation.

EPC

A full copy of the EPC is available upon request

Location

Located within Banbury town centre, the available medical space is situated within South Bar House, which is prominently located at the junction of the South Bar Street A361 and Bloxham Road, which is approximately 0.2 miles south of 'Banbury Cross'.

Lease Terms

A new full repairing and insuring (FRI equivalent) lease for a term for a term of years to be agreed.

Rent

Details of the quoting rent are available upon application. VAT is payable at the prevailing rate.

Business Rates

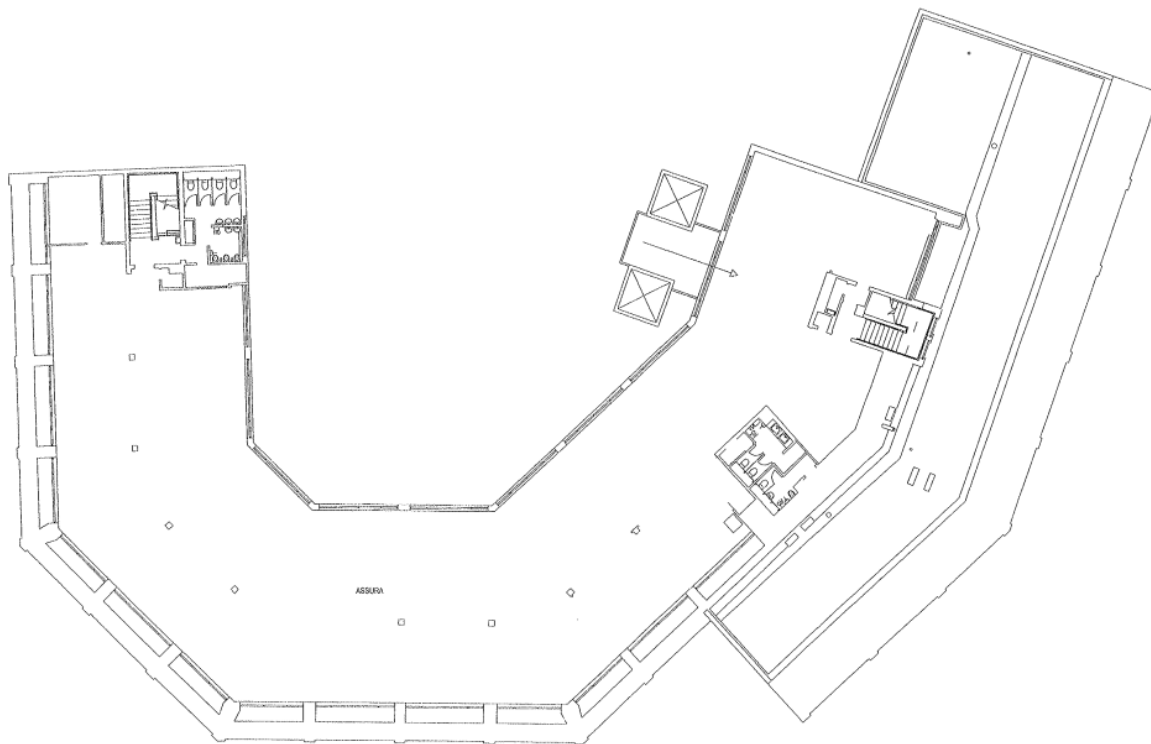
The space is not currently assessed for business rates due to the current shell condition and will be reassessed upon occupation.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

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