

UNIT 7 mxlCentre

LOMBARD WAY, BANBURY OX16 4TJ

UNDER
REFURBISHMENT
AVAILABLE
Q4 2022



To Let
Modern Industrial/Warehouse Unit
17,563 sq ft (1,631.69 sq m)



2 Ground level loading doors



Two storey offices



Private Service Yard



Eaves height 8.1m



½ mile Junction 11 M40 motorway

LOCATION

The property is situated within the MXL Centre, a well established industrial estate approximately ½ mile from Junction 11 M40 motorway, east of Banbury town centre. It is accessed via Lombard Way, which is close to Ermont Way, linking the A422, the main road into Banbury town centre with the motorway.



SAT NAV: OX16 4TJ

Unit 7 MXL Centre, Lombard Way Banbury

UNIT 7
mxlCentre

The premises comprise:

- Steel Portal Framed Unit
- Two storey offices
- 2 Ground level loading doors
- Eaves height 8.1m
- Ground and First Floor WC's
- LED lighting throughout
- 34 car parking spaces
- 4 electric vehicle charging points
- Solar PV system
- Private Service Yard

ACCOMMODATION

	sq ft	sq m
WAREHOUSE	14,698	1,365.50
OFFICES & TOILETS	2,865	266.19
TOTAL	17,563	1,631.69

RENT/TERMS

Upon application to the joint agents.

SERVICES

All mains services are supplied, interested parties should carry out their own tests to ensure these services are in working order.

BUSINESS RATES

Rateable Value £86,000.

EPC

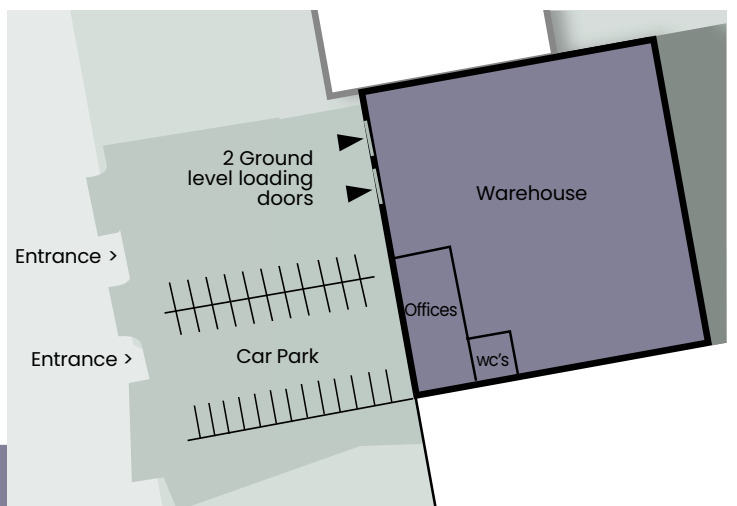
To be assessed following completion of refurbishment.

SERVICE CHARGE

A service charge is levied for the upkeep of the Business Centre.

VAT

VAT is chargeable at the current rate.



ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. June 2022.



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