

To Let

A modern storage unit in a rural location

Bensons Barn, Main road, Swalcliffe,
Banbury, OX15 5HB

[///trouble.trolls.projects](http://trouble.trolls.projects)

Modern steel portal framed, profile clad insulated storage unit with single phase electricity, water and full height roller shutter loading door. Parking for five vehicles including loading bay.

Modern, steel portal framed, profile clad insulated agricultural storage/workshop units with three phase electricity, water and full height roller shutter loading door. Benefits from parking for five vehicles. Install of Kitchenette and toilet facilities currently under way.

The unit is located off the main B4035 arterial route between Chipping Norton and Banbury, 6 miles to the West of Banbury near the village of Swalcliffe.

More particularly the property features:

- Eaves height 3.73m
- Full Height shutter loading door
- 6 miles from Banbury between Banbury and Chipping Norton
- Secure location accessed via private farm road
- External security lights and LED internal lighting
- Secure rural location
- Three phase electric is fitted

// Accommodation

Warehouse is 36.33m (D) x 13.34m (W).

Measurements are provided on a gross internal area (GIA)

	SQ FT	SQ M
Total Area	5,216	484.64

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

The property is available by way of a new flexible agreement.

// Rent

£37,800.00 pa plus VAT

// Service Charge

N/A

// Insurance

The Landlord insures the building and this is included in the rental value.

// Business Rates

N/A

// EPC

Copies of the EPC certificate are available from the Agent.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

01295 670 123 | martin.patchett@adaltareal.com



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