

THE HEATH ALKERTON OAKS BUSINESS PARK BANBURY, OX15 6EP

PRESTIGIOUS RURAL BUSINESS PARK

TO LET



The Heath is the final phase of Alkerton Oaks' Development. Alkerton Oaks is a new and exciting commercial development located on the prestigious Upton Estate on the Oxfordshire/Warwickshire border. Attractive office, storage and creative accommodation available to Let now.

LOCATION

Alkerton Oaks is well located just 5 miles north west of Banbury adjacent to the A422 Banbury to Stratford Road. The park is situated in attractive countryside on the periphery of the Upton Estate. There is convenient access to the Midlands/London motorway network at both J.12 (Gaydon) and J.11 (Banbury) of the M40.

When travelling from Banbury to Stratford, Alkerton Oaks can be found on the left hand side adjacent to the A422. The entrance is a short distance past the Alkerton turning.

DESCRIPTION

Just one unit remains in the Heath. The Heath is the final element of Alkerton Oaks' development and concludes the creation of an attractive, modern and flexible business park benefitting from ample parking within a landscaped rural setting. Unit 14, which extends to 3,100 sq ft, is the last remaining unit. It can either be taken as a whole, or could be split into two smaller units of between 1,000 sq ft and 2,000 sq ft.

CONSTRUCTION

The Heath has an attractive traditional appearance with part brick and part cedar clad elevations and slate effect roof. The accommodation is currently finished internally with concrete power floated floors. Further fit-out specifications will be agreed with the Landlord on a bespoke basis.

ACCOMMODATION

The accommodation has been designed in a flexible way to allow the Landlord to tailor the internal format to suit the Tenants' requirements. Floor areas have been calculated on a gross internal Area (GIA) basis in accordance with the

RICS Code of Measuring Practice, 6th Edition, dated 2007:

THE HEATH	SQ FT	SQ M
Let Accommodation	9,121	847.4
Unit 14	1000 - 3100	100 - 288
The Heath Total	12,221	1,135.4

Current tenants on site: SGS UK Ltd, Home Farm Speciality Foods, The Event Business Ltd, Workshop Heaven, Ridgeway Optical Supplies Ltd, Bike Moore, Banbury Plastic Fittings, Slade's Antiques & House Clearance, PMD (UK) Ltd and Wines of Quality (UK) Ltd.

ADDITIONAL FEATURES

The commercial accommodation at Alkerton Oaks also benefits from the following:

- Electric security entrance gates
- CCTV
- Kitchenette and WC facilities
- 3 phase electricity
- Telephone and broadband connections
- Electric roller shutter doors
- Green energy heating from Biomass Boiler
- Ample on site parking
- A green travel policy is implemented and encouraged by Upton Estate.
- Super fast 20MB/S Broadband available



PHOTOS OF THE HEATH

SERVICES

Mains 3 phase electricity, heating and water are connected to the premises and are metered separately to each of the units.

GREEN ENERGY HEATING

In keeping with the sustainable and environmental objectives practiced throughout Upton Estate, the heating to each unit is provided by way of a Biomass Woodchip Boiler. The Boiler utilises woodchip sustainably produced as a result of the environmental management of the Estate's woodland. The woodchip boiler is housed in a woodchip store building on site and is managed and maintained by the Estate. The heated water is pumped around the business park utilising power sourced from photovoltaic panels.

Heating consumed by each occupier is supplied and metered by way of a "SMART" meter on a per therm basis. This is re-charged by the Estate.

This renewable green energy heat source provides many advantages for Tenants such as protection against sharp peaks in oil prices, reduction in overall heating bills (compared with oil fuelled heating) and a reduction in the carbon footprint of their business. This is a unique selling point of the accommodation that will be well perceived by the Tenant's customers.

TENURE

The premises are available on new fully repairing and insuring leases for a minimum term of 3 years. The Estate has a successful history of working with Tenants to assist them with the development of their business and would be willing to discuss any specific requests regarding the provisions contained within the Estate's standard lease.

It is possible for Tenants to specify their desired unit finishes and liaise with the Estate over the fitting out and finish of their unit.



THE MEADOWS

QUOTING RENT

Competitive rental packages are available dependent on lease length, size of accommodation and agreed specification. Please contact the letting agents for further details. Rent is payable quarterly in advance on the rent days of 1st March, 1st June, 1st September and 1st December.

RENT DEPOSIT

The Landlord will require a 3 month rent deposit which is payable on signing any "Agreement to Lease" prior to any internal finishes being undertaken by the Landlord. The deposit will be held for the duration of the Lease under a rent deposit deed.

At the end of the term the deposit will be paid back to the Tenant in full on the basis that they adhere to the terms of the Lease and no rent is outstanding

RENT REVIEW

The rent will be reviewed on an upward only basis on every third anniversary of the Lease.

SERVICE CHARGE

A service charge will be payable in respect of the maintenance of the common areas to include parking, landscaping, security, maintenance of the biomass boiler and common area lighting, water and electricity. External building maintenance will be carried out by the Landlord and included within this charge.

INSURANCE RENT

A proportion of the building's insurance will also be required to be paid by the Tenant. This will be paid by the Landlord and recharged to the Tenant on a cost basis proportional to the area and use of the unit.



THE SPINNEY

BUSINESS RATES

The business rates will be separately assessed on each unit by the Valuation Office Agency and will be the responsibility of the Tenant

VAT

All figures quoted are exclusive of VAT, which is chargeable on the rent, service charge and insurance.

LEGAL COSTS

Each party to bear their own legal fees incurred in the negotiation and completion of each lease agreement.

ENERGY PERFORMANCE CERTIFICATES

EPCs will be prepared on completion of the Heath's construction. All other buildings at Alkerton Oaks are "A" rated and the Heath is being constructed to the same standard.

UPTON ESTATE

To view the background to Upton Estate and its latest projects, including updates on the progress of Alkerton Oaks, as well as other opportunities that may exist, please visit the Estate website: www.uptonestate.co.uk.

VIEWING

Strictly by prior arrangement through the agents:

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Details Updated October 2013