

**Lot 3, Edmundson Electrical, Unit A Thorpe Way Industrial Estate, Banbury,
Oxfordshire OX16 4SP**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Well Located Freehold Trade Counter Investment

www.acuitus.co.uk

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Property Information

Well Located Freehold Trade Counter Investment

- Let to Edmunson Electrical Ltd until March 2027 (no breaks)
- Established industrial/ trade counter location
- Adjacent to M40 Motorway
- Approx. 706.30 sq m (7,601 sq ft)
- Site area of 0.18 Ha (0.46 Acres) with a low site coverage of 27%

Lot
3

Auction
15th May 2025

Rent
£40,000 per Annum Exclusive

Status
Available

Sector
Trade Counter/Builders
Merchants, Warehouse

Auction Venue
Live Streamed Auction

On Behalf of a Cambridge College

Location	
Miles	23 miles north of Oxford, 36 miles south east of Birmingham, 60 miles north-west of London
Roads	M40, A422, A423
Rail	Banbury Railway Station
Air	Birmingham Airport, London Luton Airport

Situation

The property is situated within the Thorpe Way Industrial Estate, a well established industrial and trade counter location, immediately adjacent to the M40 and 500 metres from Banbury Railway Station.

Tenure

Freehold.

Description

The property comprises a ground floor trade counter / warehouse together with a mezzanine level and yard areas providing on site car parking facilities. The total floor area of the property is 706.30 sq m (7,602 sq ft) upon a site area of 0.18 Ha (0.46 Acres) with a low site coverage of 27%.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER
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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Mezzanine	Trade Counter/Warehouse Ancillary	457.80 248.50	(4,927) (2,674)	EDMUNDSON ELECTRICAL LIMITED t/a Edmundson Electrical (2)	10 years from 17/03/2017	£40,000
Total		706.30	(7,601)			£40,000

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Edmundson Electrical is the UK's largest Electrical Wholesaler, distributing an extensive range of top branded products from the world's leading manufacturers and trading from over 240 locations across the UK (www.edmundson-electrical.co.uk). For the year ending 31/12/2023 Edmundson Electrical Limited reported a Turnover of £1,751,262,500, a Pre-Tax Profit of £125,193,000 and a Net Worth of £425,012,000 (NorthRow 04/03/2025).

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