



# BPG8

Charbridge Way **Bicester Distribution Park** Bicester Oxon OX26 4ST

**To Let** High Bay Warehouse comprehensively refurbished to 'as new' condition

**68,486 sq ft** (6,362.5 sq m)

**LONDONMETRIC**  
PROPERTY PLC





## INTRODUCING...

BP68 is a modern high bay detached warehouse of 68,486 sq ft (6,362.5 sq m), refurbished to 'as new' condition.

The building comprises of a modern detached warehouse set in its own 3.37 acre landscaped and self-contained site, with separate parking and service yard areas.

The unit is of steel portal frame construction with minimum 10m clear internal height, incorporating office and amenity areas, together with 2 ground level and 4 dock level loading doors.

Externally the unit has a secure 44m yard and separate parking for approximately 62 cars including 6 EV charging stations.







SPECIFICATION

10m clear internal height rising to 15m

2 ground level & 4 dock level doors

Up to 44m yard depth

3,311 sq ft loading canopy

62 car spaces

Self contained yard

225 KVA with ability to upgrade to 400 KVA

6 EV chargers

EPC A+

Roof mounted, 160kWp solar PV system

15% roof lights

Grade A offices

ACCOMMODATION

The building provides the following approximate gross internal floor areas.

	Sq M	Sq Ft
Warehouse	5994.9	64,529
Offices (first)	367.6	3,957
TOTAL	6,362.5	68,486

In addition, the building benefits from a loading canopy of 307.6 sq m (3,311 sq ft).









## GALLERY







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EPC

The unit has an EPC Rating of A+.

TERMS

The premises are available by way of a new full repairing and insuring lease.

CONTACTS

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