

End of Terrace Industrial / Warehouse Premises

E16A Telford Road

Bicester, Oxfordshire, OX26 4LD

TO LET



3,436 sq ft (319.21 sq m)

TO LET - £27,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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| Sq Ft | Sq M | Current Use | Rent Per Annum | Building Insurance Per Annum | Rateable Value | EPC |
|-------|--------|-------------|----------------|------------------------------|----------------|--------|
| 3,436 | 319.21 | B8/B1 | £27,500 | TBC | £23,000 | D - 78 |

Location

The town of Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham and some 12 miles north of Oxford via the A34/A41 trunk road. Bicester is approximately 4 miles from junction 9 of the M40, connected by the dual carriageway of the A41 trunk road.

The subject property is situated within the well-established Telford Road Industrial Estate, just off Bicester's southern ring-road Charbridge Lane (A4421).

Description

The property comprises a modern, steel clad, end terrace light industrial / production unit, which has a steel truss roof. Internally the unit is offered with a mixture of open plan warehouse space and offices to the ground and first floors.

Key features include: -

- Yard Area and parking to side elevation
- Alarmed and secure unit
- Height to Eaves - 5.2m
- Insulated 'up and over' shutter door
- Warm air space heating

Terms and VAT

The property is available on a new fully repairing and insuring lease at a rental of £27,500 per annum exclusive. VAT will be chargeable.

Accommodation

| Floor | Use | Sq M | Sq Ft |
|--------------|-----------|---------------|--------------|
| Ground | Warehouse | 194.36 | 2,191 |
| Ground | Office | 58.59 | 630 |
| First | Office | 57.19 | 615 |
| Total | | 319.21 | 3,436 |

Gross Internal Area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Service Charge

There is no service charge payable. The lessee is responsible for any maintenance in connection with the yard and building at their own cost.

Services

We understand that all mains services are connected, together with 3 phase power supply. None of the above services have been tested by the agents.

Rates

The rateable value for the property is £23,000 per annum. This is not what you pay.

Further details are available from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

Please see www.whitecommercial.co.uk for our privacy policy. October 2022.