

TO LET  
30,426 SQ FT  
(2,826.48 SQ M)

DETACHED MODERN WAREHOUSE  
WITH SECURE YARD AND 8 ROLLER SHUTTER DOORS

BP30  
UNIT 1 BICESTER PARK  
CHARBRIDGE WAY • BICESTER • OX26 4SS

MENU

HOME

DESCRIPTION

SITE PLAN

ACCOMMODATION

LOCATION

VAT

TERMS

EPC

FURTHER INFORMATION

DESCRIPTION

Constructed in 2005, the property comprises of a modern detached warehouse unit, situated within a self-contained site with secure yard and parking areas.

Currently used as a parcel depot, the building is suitable for both warehousing and light industrial uses and incorporates well-presented offices, toilets and a staff break out area, arranged over ground and first floors.

The warehouse has 8 full height roller shutter doors, roof lights, gas fired radiant heating.

There is a canopy loading area with yard laid to concrete.

The property is suitable for Warehouse and Production uses falling within Use Classes E, B2, B8. The unit has 24/7 access without any operational restrictions.



32m yard



6m eaves



8 level access loading doors



Loading canopy



30 parking spaces



Separate car park and yard



Self-contained site



24/7 access



4,000 sq ft offices



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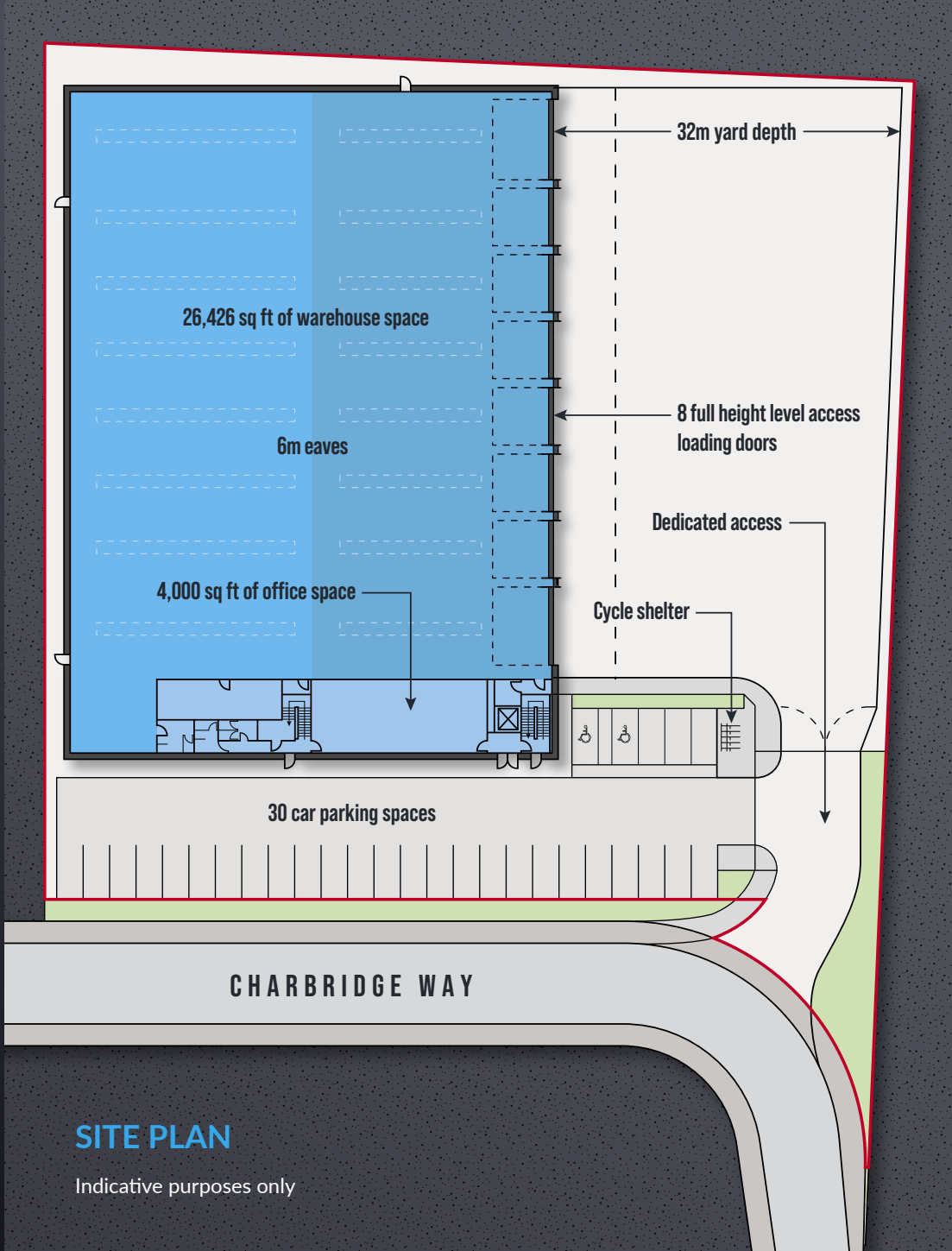
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ACCOMMODATION

The property provides the following approximate gross internal floor areas:

|                                 | sq ft  | sq m     |
|---------------------------------|--------|----------|
| Warehouse                       | 26,426 | 2,454.90 |
| Ground floor office / ancillary | 2,288  | 212.52   |
| First floor offices             | 1,712  | 159.06   |
| TOTAL                           | 30,426 | 2,826.48 |

In addition there is a canopy of approximately 2,985 sq ft (277.3 sq m).

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LOCATION

Bicester is strategically located approximately 12 miles north east of Oxford, midway between London and Birmingham on the M40 motorway with Junction 9 being approximately three miles from the town.

The A41 dual carriageway from Bicester to the motorway junction also connects with the A34 which gives access to Junction 13 of the M4 motorway at Newbury.

The unit is prominently situated on Bicester Distribution Park which is accessed via Charbridge Way, providing a direct route to the A41 and on to the M40 and A34.

Local bus routes connect BP30 to central Bicester and the wider regional network.

FURTHER INFORMATION

All enquiries to the joint agents:

**Jon Silversides**  
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**Carter Jonas**

**01865 517000**

carterjonas.co.uk/commercial

VAT

All terms quoted are exclusive of VAT where chargeable.

TERMS

The property is available by way of a new FRI lease with terms on application.

EPC

EPC Rating C 55. Full details are available on request.

**James Sanders**  
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