

Hush House, Building No. 1372
Heyford Park Upper Heyford OX25 5HA
TO LET - Sound Proof Secure Building 7,750 sq ft



7,750 sq ft (Previously used to Test and Service F111 Pratt and Whitney Engines)

Sq Ft	Sq M	Rent Per Annum exclusive	Service Charge Contribution	Building Insurance	Rateable Value Per Annum	EPC No Heating
7,750	719.99	£45,000	£10,075	TBC	£18,000	N/A

Description

The premises provides a distinctive 1980's self-contained sound proof steel frame and metal clad building with a concrete floor a rolling metal door and barrel roof.

The unit has a height to the eaves of 4.21 m and to the ridge of the barrel of 7.21 m. Substantial Parking and yard areas are also available subject to further negotiation.

Mains electricity and a significant power supply is available to the building if required.

Services

We understand that electricity is connected to the properties and surcharged via a service charge arrangement. None of these services have been tested by the agents.



Heyford Park – A New Community

Heyford Park, situated in a strategic location in central Oxfordshire, a former USAF 1,230-acre air force base, is being developed by The Dorchester Group into a new thriving town and community. www.heyfordpark.com

Dorchester is developing the existing Commercial Estate, with the site already providing over 1 million sq ft of industrial and office accommodation and close to 100 acres of concreted and hardstanding areas, close to Oxford, just 5 miles from Bicester and notably just 3.3 miles from Junction 10 of the London to Birmingham M40 Motorway.

Key Features

- Secure and Distinctive Storage Solution
- 24-hour security
- 3-tiered perimeter fencing
- Established business community
- Strategic motorway location – just 3.3 miles from J10 of M40
- Active on-site Management Property Team
- Competitive rents
- Flexible lease arrangements
- Expansion potential
- Excellent Facilities including retailing scheme; Hotel; Restaurant; School; Innovation Centre and Bars Museum etc



Location – Junction 10 M40 London to Birmingham Motorway

Heyford Park Oxfordshire, a new thriving town and community, is located on the famous USAF Heyford airbase situated to the north of the village of Upper Heyford and approximately 7 miles northwest of the town of Bicester. Junction 10 of the M40 is just 5 miles from the subject property, approximately a 10-minute drive time.

City	Distance (Miles)	Estimated Travel Time
Bicester	7	15 minutes
Birmingham	66	1 hour 10 minutes
Bristol	87	1 hour 45 minutes
Cambridge	88	1 hour 50 minutes
Coventry	47	1 hour
London	50-100	1-2 hours
Milton Keynes	34	50 minutes
Northampton	33	50 minutes
Oxford	16	40 minutes
Southampton	84	1 hour 40 minutes

Planning Use

B1 (now Class E), B2, B8 for the purpose of storage.

Legal Costs

Each party to be responsible for their own costs.

VAT

VAT will be payable upon the rental figure.

VIEWING

Viewings by appointment only, to be arranged via White Commercial.



For further information

Please contact Chris White or Harvey White

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harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White



Harvey White

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. April 2023.