

Industrial / Warehouse Premises

E2 Telford Road, Bicester, Oxfordshire, OX26 4LD

**TO LET**



**2,850 sq ft (264.77 sq m)**

**TO LET - £25,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

**01295 271000**

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Sq Ft	Sq M	Rent Per Annum	Building Insurance PA	Rateable Value	EPC
2,850	264.77	£25,000	£1,200	£17,500	E - 112

### 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 an alarmed and secure end of terrace light industrial unit. Internally the unit has been refurbished to a high standard and is offered with a mixture of open plan warehouse space and offices. Both main entrances to the property have the benefit of security shutters.

There are 6 car parking spaces to front and there is a roller shutter door measuring 6.25m W x 4.49m H.

### Accommodation

Use	Sq M	Sq Ft
Warehouse	210.89	2,270
First floor office	53.88	580
<b>Total</b>	<b>264.77</b>	<b>2,850</b>

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

### Terms and VAT

The property is available on an assignment of an existing lease expiring 11<sup>th</sup> June 2029 but with a break on 25<sup>th</sup> December 2023 and 25<sup>th</sup> December 2026, at a rental of £25,000 per annum exclusive. A copy of the lease is available from White Commercial. VAT will be chargeable in addition to the rent.

### Service Charge and Building Insurance

There is currently no service charge payable. The building insurance for 2022 is £1,200 per annum.

### 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 £17,500 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](mailto:chris@whitecommercial.co.uk)

and [harvey@whitecommercial.co.uk](mailto: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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000.

Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2022.