

UNIT 3 CHAUCER INDUSTRIAL ESTATE

Granville Way, Bicester **OX26 4QZ**

TO LET



4,374 SQ FT
(406 SQ M)

Available self-contained office accommodation in
Bicester

**Lambert
Smith
Hampton**

Unit 3 Chaucer Industrial Estate, Bicester OX26 4QZ

Description

Self contained office accommodation within wider industrial unit arranged across first and second floors. Internally the property provides a small lobby area and shower facilities on the ground floor. There are 4 meeting rooms provided on the first floor, the second floor provides 3 meeting rooms and 1 large board room. The first and second floors are equipped with a small kitchenette, and each floor has WC's. There are 30 demised car parking spaces at the front of the property which can be accessed through the designated access gate.

ACCOMMODATION	Sq Ft	Sq M
First Floor	2,131	198
Second Floor	2,243	208
TOTAL	4,374	406

Specification

- Air Conditioning
- Suspended Ceilings
- Lift Access
- Fully Fitted
- LED Lighting
- Raised Access Floor

Location

Chaucer industrial Estate is situated in Cherwell district in the North East of Oxfordshire. Bicester benefits from major access routes including the M40 motorway which provides easy to major cities. There are two railway stations in Bicester which offer services to London Marylebone and Birmingham. Local bus services also provide additional connectivity within Bicester.

EPC

The property has an energy performance rating of C (54).

Terms

A sublease is available till 20th July 2033.

Rent

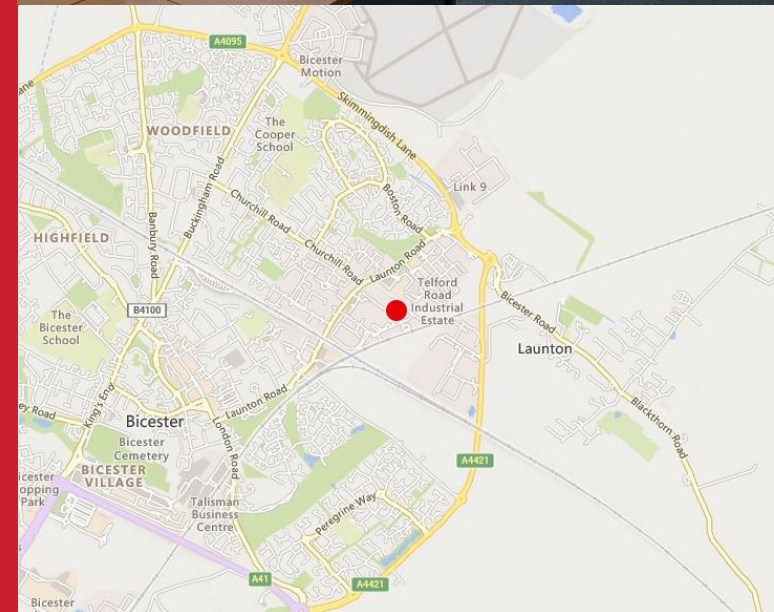
£22.00 Per Sq Ft

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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