

16-18 Banbury Road, Bicester, OX26 2HJ

To Let – 5,511 sq ft Garage with Parking for circa 40 Vehicles

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Red line for identification purposes only



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Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
5,511	512.02	£87,500	N/A	TBC	£54,000	E - 122

Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway at Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science-based industries.

The building is situated on the main Banbury Road in Bicester, with access also onto Buckingham Road, situated close to Bicester Town Centre and Bicester North Railway Station.

Description

The property comprises a prominent vehicle garage and showroom positioned on a site of 0.434 acres, together with c. 40 parking spaces. Briefly the property provides a showroom with offices, workshops, wash-bay, visitor parking and secure parking. Access is available via both Banbury Road & Buckingham Road.

The showroom benefits from several UPVC sealed casement doors fronting Banbury Road and providing access to the showroom, with display space for 5-6 cars. There is tarmacadamed visitor car parking to the front of the showroom.

The showroom comprises concrete floors with linoleum tiles, plaster-painted walls and a suspended ceiling incorporating recessed spot lighting with a height of approx. 2.4m. Three separate offices exist with carpet coverings, together with a main reception area and separate male and female WC facilities.

The garage workshop is provided under two steel framed bays and provides concrete floors, painted walls and 2 pitched clad and insulated roofs incorporating translucent panels. Garage facilities currently provide 3 car lifts, with a rolling road and an external concrete wash-bay.



Access to the workshop unit is provided by 2 industrial access doors, one from the northern elevation opposite the external car sales area, and from the rear via Buckingham Road and where the wash bay is situated.

First floor storage is also provided via mezzanine, accessed from the garage and under the ridges of the roofs.

The unit is currently heated by a Powermatic oil heater, with lighting generally comprising LED strip lighting. Further separate WC facilities and two small office areas serve the workshop.

Externally the site boasts a large sales parking area to the northern area of the site, with secure car parking also provided for approximately 40 vehicles and as detailed on the aerial photograph provided to the front of these details.

Rent, Terms & VAT

The whole site and premises are available on a new fully repairing and insuring lease at a rent of £87,500 per annum, exclusive of other outgoings and subject to contract.

We are advised that VAT will be payable in addition.

Business Rates

The Rateable Value for the building is £54,000. This is not what you pay. Further information in this regard is available via the local charging authority.

EPC

The EPC for the property is E – 122.

Service Charge

The site is offered on a fully repairing and insuring lease. There is therefore no service charge payable.

Services

We understand that the property is connected to mains water, drainage and electricity. These services have not been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

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

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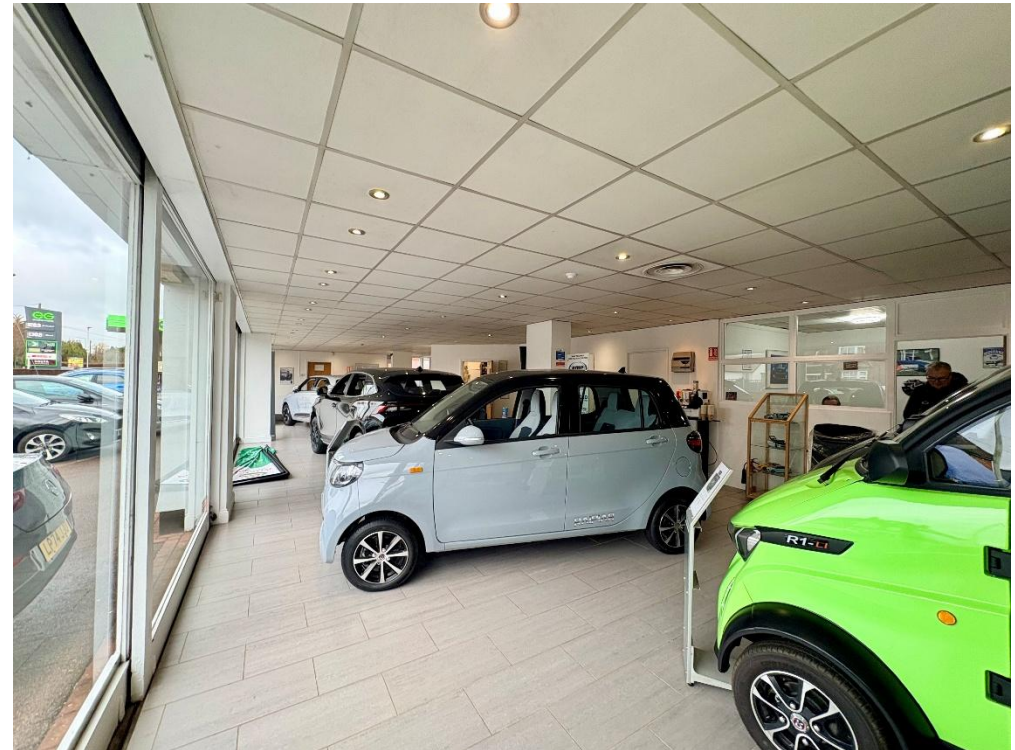


Chris White

Harvey White

FURTHER INFORMATION

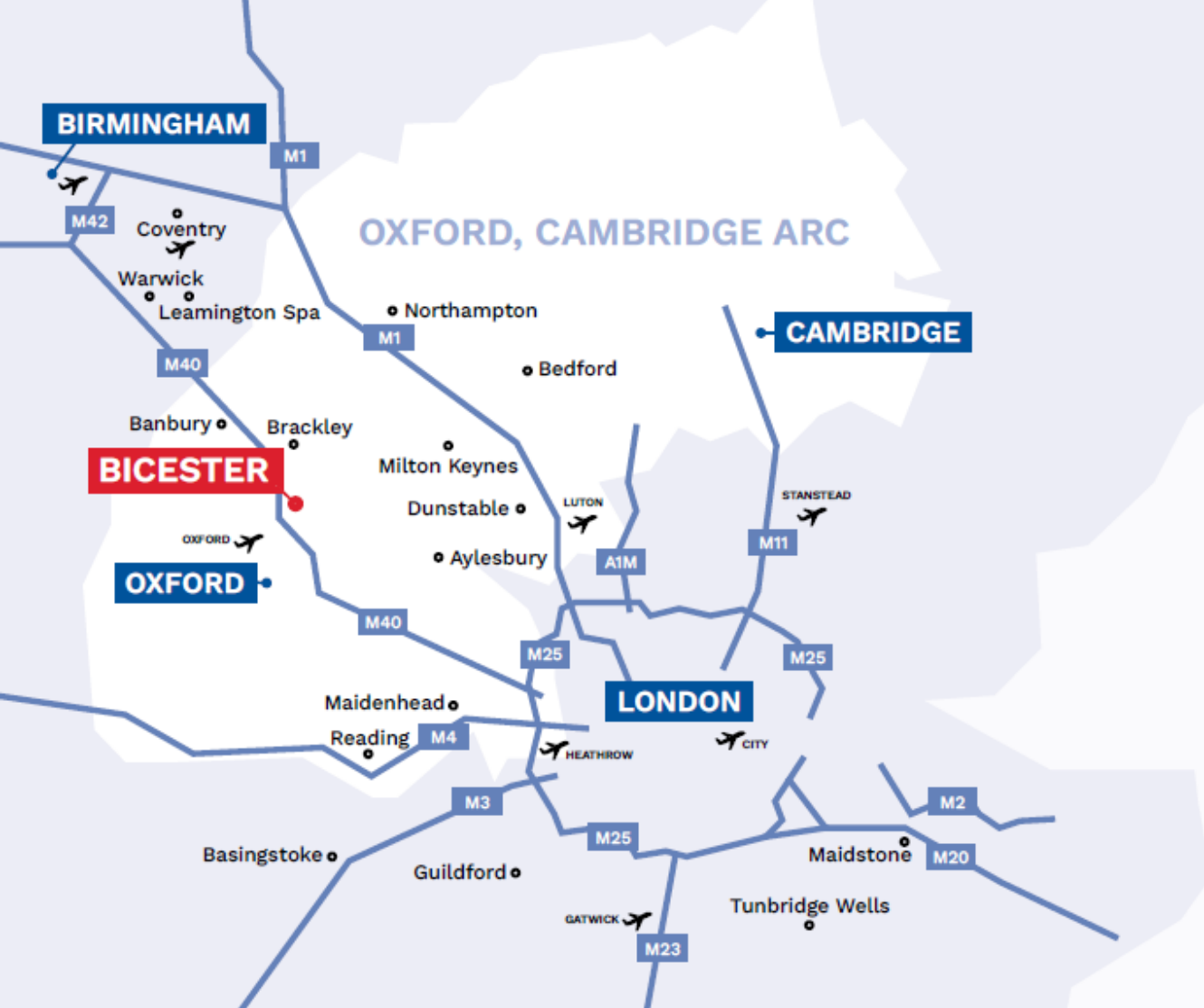
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Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Showroom	161.46	1,738
First	Mezzanine/Storage	64.06	690
First	Mezzanine/Storage	36.04	388
Ground	Workshop	219.12	2,359
Ground	Office	31.34	337
Total		512.02	5,511



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Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

