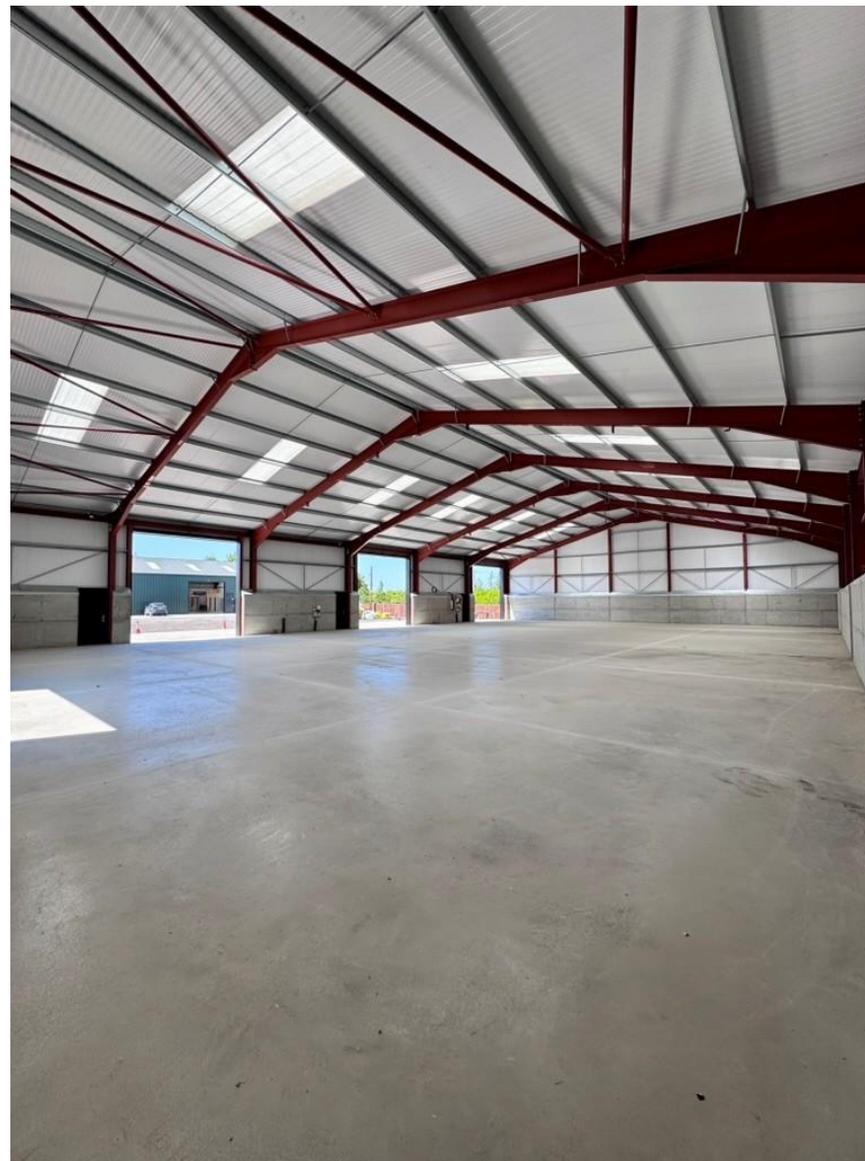


# Unit A Godington Buildings, Bicester, OX27 9AE

Brand New Vehicle Storage Premises For Lease – From 2,744 - 8,255 sq ft

**white**  
commercial.co.uk



whitecommercial.co.uk | 01295 271000

Sq Ft	Sq M	Rent Per Annum Exclusive	Estate Charge Contribution PA	Building Insurance PA	Business Rates	EPC
8,255	766.91	£70,000	£0.60p per square foot	Lessor to provide – costs be confirmed	To be assessed	B - 47
2,744	254.97	£23,500				
5,510	511.94	£46,500				

### Location

Bicester is located on the M40 Motorway at Junction 9, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from Junction 10, further connecting the town to the A43 dual carriageway and Oxford via the A41 trunk road.

Godington Buildings are situated 5 miles to the North of Bicester, situated off the A4421 Buckingham Road. Junction 10 of the M40 Motorway is just 7 miles away, with the A41 equidistant, the A34 within 8.5 miles and Silverstone Circuit 13 miles.

### Description

Unit A Godington Buildings forms part of a modern industrial development, set within a self-contained and secure site, with electric gated secure entrance.

Unit A has a specification as follows:

- **Planning permission for B8 vehicle storage**
- 5.3m to eaves (4.3m clear height) and 8.2m to apex
- Secure electric gated entrance to yard and building
- 10m deep reinforced concrete yard to frontage
- 3 phase electricity supply x 2 (up to 70 KVA available)
- Translucent (10%) roof lights
- Fibre Broadband connectivity
- Electric up and over roller shutter doors
- Internal and external LED Lighting
- 2m high steel reinforced concrete internal wall barriers
- CCTV and flood lighting
- 1 x 7 kWh EV Charger per unit
- EPC B
- Potential for Solar Panel addition to reach EPC A net zero

### Terms & VAT

The premises is available either as a whole or individual units as per the table above on new fully repairing and insuring lease terms. Rents are exclusive of other outgoings and subject to contract.

VAT will be payable in addition to the rent & estate charge at the standard rate.

### Estate Charge Contribution

An estate charge contribution equating to £0.60p per sq ft per annum will be payable in respect of the upkeep, maintenance and repair of the landscaping and shared areas of the site.

Full details are available upon request.

### Services

We understand that the property is connected to mains water, drainage and three phase electricity. Waste is to private septic tank system. None of these services have however been tested by the agents.

### Business Rates

The unit will need to be assessed by the Valuation Office Agency for business rates. Further information and an estimate is available from White Commercial.

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



Chris White



Harvey White

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

