

**The Emerald Storage Building**  
**Heyford Park Upper Heyford OX25 5HA**  
**TO LET – 3-year lease** (subject to early termination after 12 months)  
**Industrial / Storage premises with Yard 3,024 sq ft**





## 3,024 sq ft (Former Training Centre Building)

Sq Ft	Sq M	Rent Per Annum exclusive	Service Charge Contribution	Building Insurance	Rates Payable (Estimated per sq ft)	EPC No Heating
3,024	280.94	£18,000	£1.30 per sq ft	0.15p per sq ft	£2.75	N/A

### Description

The premises provides a self-contained steel frame and metal clad building, together with concrete floor and 4 roller shutter doors.

The unit has a height to the eaves of 4.56m and to the ridge of 6.55m. A substantial wraparound concrete and tarmacadam yard/parking area is provided with the unit, together with loading and unloading and access to 4 loading doors. Mains electricity is available to the building.

**The property is available on a new 3-year lease but will contain a landlords redevelopment break clause after 12 months subject to 3 months-notice, subject to contract.**

### Services

We understand that electricity is connected to the property. Portable welfare facilities will need to be provided. 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](http://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 5 minutes' drive 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 5 minutes' drive 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 5-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

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

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

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

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

or

Jonathan Jones

Email: [Jonathan.Jones2@colliers.com](mailto:Jonathan.Jones2@colliers.com)

Direct +44 121 265 7575 | Mobile +44 7729 103461



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](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. July 2023.