

Industrial/Distribution Unit with Large Secure Yard 11 Granville Way Bicester OX26 4JT



**14,540 sq ft
(Site Area of 1.14 acres)
Rent - £145,000 per annum**

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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Sq Ft	Floor	Use	Rent	Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
14,540	Ground	Industrial	£145,000	N/A	TBC	£65,500	C - 70

LOCATION

Bicester is situated close Oxford and next to the A34/A41 trunk road, within easy reach of the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 Miles). The town is also served by rail services to Oxford, London Marylebone and Birmingham Snow Hill stations.

The property is positioned on the well-established 'Granville Way Industrial Estate' which is located approximately 1 mile from Bicester's town centre – off Launton Road.

DESCRIPTION

The premises comprise a single-storey warehouse with a two-storey integral office block. The original warehouse was constructed in 1988 extended in 1990.

The building is of steel portal frame construction with a single span. The elevations are of profile steel cladding. The eaves height is approximately 21' (6.4m). Loading to the warehouse is provided by two ground floor loading bays with scope for six additional loading bay doors, which are protected by a canopy.

Ground and first floor offices comprise a reception area and a range of open plan/cellular offices.

ACCOMMODATION

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

Floor	Use	Sq M	Sq Ft
Ground	Warehouse & Offices	1,350	14,540
TOTAL		1,350	14,540

SERVICES

We understand that all main services are provided to the property including gas and three phase power. None of the above services have been tested by the agents.

EPC

The EPC rating for the property is C – 70.

TERMS

Rent: The property is available on a new lease at a rental of £145,000 per annum exclusive of VAT and other outgoings, subject to contract.

Building insurance: There is an insurance premium payable for the building, costs to be advised.

Rates: The 2017 rateable value for the premises £65,500.

VAT: VAT is payable in addition to all prices quoted at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

Chris White

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VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment with either of the joint agents.

*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. September 2017.*

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