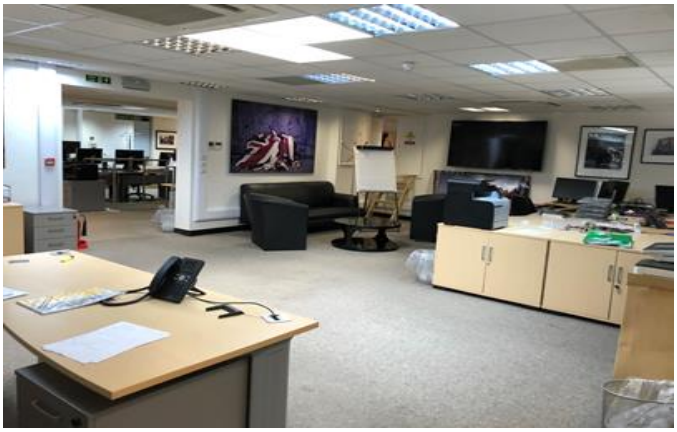
Quality Offices with Stores Area

A12 Telford Road, Bicester, OX26 4LD



To Let

5,000 sq ft (464.51 sq m)

£45,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

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Sq Ft	Sq M	Use	Rent Per Annum	Approx. Service Charge PA	2017 Rateable Value	EPC
5,000	464.51	B1 (Offices)	£45,000	TBC	£37,750	D - 98

LOCATION

The town of Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham and some 12 miles north of Oxford via the A34/A41 trunk road. Bicester is approximately 4 miles from junction 9 of the M40, connected by the dual carriageway of the A41 trunk road.

The subject property is situated within the Telford Road Industrial Estate.

DESCRIPTION

The property comprises a mid-terrace unit fitted to provide mainly office accommodation at ground and first floors and is offered with a small workshop/storage area and mainly open plan office accommodation.

ACCOMMODATION

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

Use	Sq M	Sq Ft
Warehouse	48.51	522
Area under supported floor	96.27	1,036
Mezzanine	96.27	1,036
Ground Floor Office	110.18	1,186
First Floor Office	113.34	1,220
Total	**464.51**	**5,000**

EPC

The current EPC rating is D-98 for both Units A11 and A12 Telford Road combined. The EPC will consequently be reassessed if taken separately.

TERMS

The property is available on a new fully repairing and insuring lease at a rental of £45,000 per annum exclusive.

SERVICES

All mains services are connected together with 3 phase power supply. The services have not been tested by the agents.

VAT

All figures within these terms are exclusive of VAT.

SERVICE CHARGE & INSURANCE COSTS

There is a service charge payable, details to be confirmed.

RATEABLE VALUE

The rateable value for Units A11 and A12 is combined and equates to £37,500. This will need to be reassessed if taken separately. Further details available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact the joint agents:

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

Contact: Martin Patchett

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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.

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STIMPSONS EVES CHARTERED SURVEYORS

The Property Ombudsman

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