

Industrial Investment Opportunities

Brand New Industrial/Warehouse Units

Units 11 & 12 Axis J9, Bicester, OX26 1RT



FOR SALE

Unit 12 – 3,778 sq ft (350.98 sq m)

Rent - £35,891 pax – 10 Year Lease – For Sale £680,000

Unit 11 – 3,380 sq ft (314.01 sq m)

Rent - £32,110 pax – 10 Year Lease – For Sale £608,000

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
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white
commercial.co.uk

Unit	Sq Ft	Sq M	Freehold	Tenant	Rent Per Annum	Lease Term	2017 Rateable Value	EPC
12	3,778	350.98	£680,000	Fabal UK Ltd	£35,891	10 Years	TBC	A
11	3,380	314.01	£608,000	House 2 Home	£32,110	10 Years	TBC	A

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.

Axis J9 will provide a total of 500,000 sq ft (46,450 sq m) of new commercial buildings set within a prime business park environment just 3 miles from J9 M40 and 1 mile from Bicester Village with close to 10,000+ planned new homes.

DESCRIPTION

Units 11 and 12 are built to a high-quality specification and provide flexible accommodation for light industrial, technology, production and warehouse operations. Each unit has a dedicated yard, with substantial car parking and loading facilities.

SPECIFICATION

- Minimum clear internal height to underside of haunch 8m
- FM2 floor slabs with 40 kN/m2 UDL floor loadings
- 10% roof lights
- All main service connections
- Level access loading doors 4m x 5m
- Dedicated parking spaces
- Concrete service yards and integrated parking
- 3 phase power
- Openreach Fibre connection - ultrafast broadband capable
- Base build specification to be Zero Carbon EPC rating 'A'
- Ducting for vehicle charging points

ACCOMMODATION

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

FREEHOLD

The units are available freehold, subject to leases as per the table above. Further details are available from White Commercial and VSL & Partners.

INFORMATION PACK

Further information is available upon request from White Commercial in connection with the investment, including tenancy information, plans and specifications.

VIDEO TOUR AND WEBSITE

Please visit the www.axisj9.co.uk website for further information in connection with the scheme, as well as to view the detailed aerial video of the site taken by drone.

EPC

The EPC's for the units are stated within the table above.

VAT

VAT is chargeable in addition to the purchase prices.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Viewing strictly via prior appointment with the joint agents.

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

Email: harvey@whitecommercial.co.uk

or

Contact: Tom Barton

Tel: 01865 848 488

Email: tbarton@vslandp.co.uk

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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