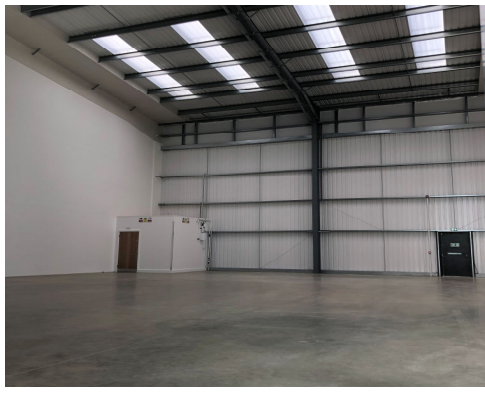
Brand New Industrial/Warehouse Unit

Units 7 & 8 Axis J9, Bicester, OX26 1RT



To Let/May Sell

Unit 7 – 6,303 sq ft and Unit 8 – 6,255 sq ft

Rent - £60,000 and £59,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk

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Unit	Sq Ft	Sq M	Rent Per Annum	Approx. Service Charge PA	Building Insurance PA	2017 Rateable Value	EPC
7	6,303	585.55	£60,000.00	£0.15p psf	TBC	TBC	A
8	6,255	581.13	£59,500.00				

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. The site is just 3 miles from J9 M40 and 1 mile from Bicester Village.

DESCRIPTION

Units 7 and 8 have been built to a high-quality specification and provides flexible accommodation for light industrial, technology, production and warehouse operations. Both units have a dedicated yard, with good car parking provision 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 areas measured in accordance with the current R.I.C.S. Code of Measuring Practice.

TERMS

Each premises are available on new fully repairing and insuring leases at rentals as per the table above exclusive, subject to contract.

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 agents.

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

Email: harvey@whitecommercial.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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The Property Ombudsman

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