

QUALITY INDUSTRIAL / WAREHOUSE UNIT

34B Murdock Road, Bicester, OX26 4PP



TO LET

7,500 sq ft (696.76 sq m)

£50,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk



Sq Ft	Sq M	Rent	Service Charge Per Annum	Insurance Cost Per Annum	2017 Rateable Value	EPC
7,500	696.76	£50,000	TBC	TBC	To be assessed	To be assessed

LOCATION

Bicester is a thriving and expanding town in North Oxfordshire, strategically located at Junction 9 the M40 corridor, virtually midway between London and Birmingham and approximately 12 miles northeast of Oxford.

The premises are within easy reach of J9 of the M40; the town center and Bicester's two railway stations, Bicester North and Bicester Village, providing a national service.

The premises are situated at Murdock Road within the heart of the main industrial area in Bicester.

DESCRIPTION

The premises comprise a fully refurbished warehouse/industrial unit.

The building is of traditional brick elevations, with a metal truss roof and having translucent roof lights.

The unit benefits from a 5.5m eaves height, with the underside of the truss being 4.6m.

ACCOMMODATION

Gross internal area measured in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

Unit	Sq M	Sq Ft
34B Murdock Road		
Warehouse	696.76	7,500
Total	696.76	7,500

TERMS & RENT

The premises are available on a new effective fully repairing and insuring lease at a rent of £50,000 per annum exclusive.

SERVICE CHARGE & INSURANCE COSTS

The building insurance premium and nominal service charge details are available from White Commercial.

SERVICES

All mains services are connected together with 3 phase power supply.

These services have not been tested by the agents.

EPC

The EPC rating is due to be assessed.

VAT

VAT is chargeable at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Viewing Strictly via prior appointment.

Contact the agents:

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

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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