

M3 Telford Road

Bicester, Oxfordshire, OX26 4LA



To Let
2,871 sq ft (266.80 sq m)
£28,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Use	Rent Per Annum	Approx. Building Insurance PA	Rateable Value	EPC Rating
2,871	266.80	B1/B8	£28,000	£125.00	£18,250	TBC

LOCATION

Bicester is situated 12 miles northeast of Oxford strategically located on the M40 corridor and connected by the A41 dual carriageway link. Bicester is subject to substantial housing commercial and infrastructure investment over the next 10 years which will see its population grow from circa 30,000 to 50,000. Bicester is famous for its Retail Village which attracts over 6 million visitors per annum.

The unit occupies a prominent position fronting the main and busy Launton and Skimmingdish roundabout and is situated on Telford Road, just off Bicester's southern ring road Charbridge Lane (A4421).

DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit constructed around a steel portal frame with profile metal clad elevations and roof.

Key benefits include:

- 4.8m eaves
- Gas warm air heating
- 3 Phase power supply
- Up & over loading door
- First Floor Offices

ACCOMMODATION

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

Use	Sq M	Sq Ft
Warehouse	89.98	968
	89.61	964
Mezzanine	87.21	939
TOTAL	266.80	2,871

RENT

The property is available on a new full repairing and insuring lease at a quoting rental of £28,000 per annum exclusive.

SERVICE CHARGE & BUILDING INSURANCE

There is no service charge payable currently. Building insurance is provided by the lessor, who will recover the appropriate premium for the building from the lessee, costs of which are stated above.

SERVICES

We understand that all mains services are connected to the premises, including mains drainage and gas. None of the above services have been tested by the agents.

RATES

We understand from the Valuation Office website that the Rateable Value is £18,250. This is not what you pay. Further details are available from White Commercial.

EPC

The EPC rating for the unit is to be assessed.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact: Chris White or Harvey White

Tel: 01295 27100

Email: chris@whitecommercial.co.uk

or 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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