

Prominent Industrial / Warehouse Premises

A12 Telford Road

Bicester, Oxfordshire, OX26 4LD

TO LET



4,031 sq ft (374.49 sq m)

TO LET - £40,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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whitecommercial.co.uk

white
commercial.co.uk

Sq Ft	Sq M	Rent Per Annum	Approx. Service Charge PA	Building Insurance PA	Rateable Value	EPC
4,031	374.49	£40,000	TBC	TBC	£28,250	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 well-established Telford Road Industrial Estate, just off Bicester's southern ring-road Charbridge Lane (A4421).

Description

The property comprises a mid-terrace refurbished industrial unit, providing open plan warehousing accommodation, together with an office, kitchen facilities and WC to ground floor.

There are also good quality larger open plan offices to first floor serving the unit.

Accommodation

Use	Sq M	Sq Ft
Warehouse	148	1,549
Store	20	215
Kitchen / WC	35	376
Ground Floor Office / WC	57	619
First Floor Office	114	1,227
Total	374.49	4,031

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

Terms and VAT

The property is available on a new fully repairing and insuring lease at a rental of £40,000 per annum exclusive.

VAT will be chargeable in addition to the rent and service charge.

Service Charge and Building Insurance

There is a service charge payable, as well as building insurance, with details to be confirmed by the landlord.

Services

We understand that all mains services are connected, together with 3 phase power supply. None of the above services have been tested by the agents.

Rates

The rateable value for the property is £28,250 per annum. This is not what you pay. Further details are available from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

VIEWING AND FURTHER INFORMATION

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.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. October 2022.