

TO LET
**INDUSTRIAL/
WAREHOUSE**

4,821 SQ FT
(447.87 SQ M)

**B9 TELFORD ROAD,
BICESTER, OX26 4LD**

- Car Parking spaces to front and rear
- Alarmed and secure unit
- Height to eaves 4.5m
- Ground & first floor offices to front elevation
- Fully refurbished August 2021

Petchey
HOLDINGS



B9 TELFORD ROAD

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 in a good position 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 light industrial unit which has recently been fully refurbished. Internally the unit comprises a mixture of open plan warehouse space and offices.

LEASE TERMS

The property is available to let on a new Full Repairing and Insuring Lease at £42,000 per annum, with a 50% discount available for the first year subject to lease terms.

BUSINESS RATES

The property has a Rateable Value of £33,750.

BUILDINGS INSURANCE

The insurance premium for the property is £1,841.29 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.

EPC

The property has an energy performance rating of 'D'.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the landlord or local agents:



Chris White
chris@whitecommercial.co.uk

Harvey White
harvey@whitecommercial.co.uk



Will Davis
wdavis@vslandp.com

Tom Barton
tbarton@vslandp.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. September 2021