

Units 7, 9 & 11 Wedgewood Road Bicester, OX26 4UL

TO LET



1,889 sq ft - 13,529 sq ft
£16,000 - £86,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

white
commercial.co.uk

Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge Per Annum	Building Insurance	Rateable Value	EPC
7	4,881	453.45	£30,000	£1,220.00	Approx £0.10p per square foot	£50,500 Will need reassessment if units are taken separately	To be assessed
9	1,889	175.5	£16,000	£475.00			
11	6,759	627.92	£40,000	£1,690.00			

Location

The units are situated on the Wedgwood Road Industrial Estate, just off Launton Road, the most established Industrial Estate in Bicester. The town of Bicester is strategically located on the M40 corridor.

Description

The premises comprise three industrial units in a terrace, each constructed around a steel frame, incorporating concrete ground floors, together with brick and clad elevations, under a similarly clad roof, which is rolled at the eaves.

Each unit has a level access door and reception area, with offices/mezzanines to first floors. The units can be taken separately or in combination.

Terms

The units each available on new fully repairing and insuring leases, subject to terms, contract and financial viability. Please refer to the table above for individual pricing and further financial information. VAT **is not** chargeable on the rentals quoted.

Service Charge

A fixed service charge for the maintenance, repair and cleaning of the shared yard/access areas will equate to a fixed cost of 25p per sq ft.

VAT

We understand that VAT is not payable in addition to the rent.

Accommodation

Unit	Floor	Use	Sq M	Sq Ft
Unit 7	Ground	Workshop	265.5	2,858
	First	Mezzanine	187.95	2,023
Total			453.45	4,881
Unit 9	Ground	Workshop	163.95	1,765
	First	Office	11.55	124
Total			175.5	1,889
Unit 11	Ground	Workshop	444	4,779
	First	Office	81.26	875
		Mezzanine Store	54.9	591
		Mezzanine Offices	47.76	514
Total			627.92	6,759

Gross internal area measured in accordance with RICS Code of Measuring Practice 6th Edition.

Services

We understand that all mains services are connected to each premises, but advise none of these services have been tested by the agents.

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. November 2021.