

Modern Industrial/Warehouse Unit with Offices
Unit 1 Telford Road, Bicester, Oxfordshire, OX26 4LD

TO LET



10,973 sq ft plus 3,233 sq ft mezzanine
£120,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

white
commercial.co.uk

Booming Bicester



POPULATION
32,000 BY 2031 OVER
50,000

TRUNK ROADS
A43, A34, A41



PRICES
25% LOWER THAN OXFORD



10,000
NEW HOUSES
WITHIN 12 YEARS

EASY ACCESS TO
J9, M40



FAST RAIL
CONNECTIONS
TO LONDON, OXFORD & READING

EAST WEST
RAIL LINK



18,500
NEW JOBS BY 2031



COMPLETED
BY 2024



ATTRACTS OVER
6 million
VISITORS A YEAR



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. January 2023.

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Sq Ft	Sq M	Use	Rent Per Annum	Service Charge	2017 Rateable Value	EPC
14,205	1,320	E	£120,000	TBC	£60,500	D - 86

Location

Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham, 12 miles north of Oxford via the A34/A41 trunk road and 4 miles from junction 9 of the M40, connected by the dual carriageway of the A41 trunk road. The property is situated within the Telford Road Industrial Estate.

Description

The property comprises modern industrial/storage and office accommodation with a ground floor access door to the warehouse. A large yard is available for loading unloading and there are 30 parking spaces. The property has a 9.5m clear eaves height.

Lease Terms and VAT

The unit is available on a new fully repairing and insuring lease at a rental of £120,000 per annum exclusive. The VAT position is to be confirmed.

Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	SQ M	SQ FT
Ground	Industrial/Warehouse and offices	922	9,929
First	Offices	97	1044
First	Mezzanine	3,233	300
		1,320	14,205

Service Charge & Building Insurance

There is a service charge payable, details are available from White Commercial Surveyors.

Services

We understand that all mains services are connected to the premises, including gas and a three-phase power supply. None of the services have been tested by the agents.

Rates

The rateable value for the property is £60,500 per annum. This is not what you pay. Further details are available from White Commercial.

Viewings and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk



Chris White



Harvey White

or

Adalta Real

Martin Pratchett

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Viewing strictly by prior appointment with White Commercial:



Contact: **Chris White**
and **Harvey White**
E: chris@whitecommercial.co.uk
E: harvey@whitecommercial.co.uk
T: 01295 271000

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