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Booming Bicester





TRUNK ROADS A43, A34, A41

PRICES

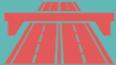
25% LOWER £



10,000

EASY ACCESS TO

J9, M40









FAST RAIL CONNECTIONS

TO LONDON, OXFORD & READING

18,500NEW JOBS BY 2031



ATTRACTS OVER 6 million VISITORS A YEAR

RAIL LINK





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.

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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	ТВС	£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

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Harvey White





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