

Light Industrial Unit

D4 Telford Road, Bicester, OX26 4LD



To Let
5,029 sq ft (467 sq m)
£42,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Use	Rent Per Annum	Building Insurance PA	2017 Rateable Value	EPC
5,029	467	B1	£42,500	£1,724.43	£33,250	C - 68

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 Telford Road Industrial Estate.

DESCRIPTION

The property comprises a brick-built, end-terrace light industrial unit.

OFFICES

- Open plan offices
- CAT6 voice/data cabling
- Modern UPVC double glazed windows
- Quality kitchenette and WC's
- Modern gas central heating system via radiators

INDUSTRIAL

- Folding access door
- Eaves height 11ft /3.35 meters
- Fluorescent tube lighting
- 3 Phase power supply
- Modern gas warm air heating
- Good loading/unloading area to the rear
- 12 demised car parking spaces to the front of the premises

SERVICES

All mains services are connected together with 3 phase power supply. The services have not been tested by the agents.

ACCOMMODATION

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

Use	Sq M	Sq Ft
Warehouse	294	3169
Ground Floor Office	173	1860
Total	467	5,029

TERMS

The property is available either via sub-lease or assignment of the existing lease (9 Year lease commencing August 2019 and expiring August 2028 with rent reviews at 3rd and 6th anniversary and break clause in August 2025) at a rental of £42,500 per annum exclusive. A lease summary is available via the agents.

EPC

The EPC rating for the unit is C-68.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

BUILDING INSURANCE

The building insurance premium equates to £1,724.43 per annum and is payable on a quarterly basis.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact the joint agents:

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

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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