

A5 Telford Road, Bicester, OX26 4LE

4,662 Sq Ft Modern Light Industrial Unit with Offices To Let



Sq Ft	Sq M	Rent Per Annum Exclusive	Service Charge	2023 Rateable Value	EPC
4,662	433.16	£45,000	N/A	To be Re-assessed	D-85

Location

Bicester is located on the M40, midway between Birmingham and London, approximately 12 miles north of Oxford and 4 miles from Junction 9 of the M40 which further connects to the A43 dual carriageway and the A41 trunk road. Excellent road and rail communications to London, Birmingham, Oxford and beyond.

Unit A5 Telford Road is situated in the heart of Bicester's industrial area in a prominent position on the Telford Road Industrial Estate, accessed off the Bicester internal ring road.

Description

The property comprises a modern light industrial unit which has recently undergone a refurbishment programme.

Internally, the unit comprises open plan warehouse / industrial accommodation, with ground and first floor offices to the front elevation.

Services

We understand that the property is connected to mains water, electricity, gas and drainage. The services have not been tested by the agents.

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease, at a rental of £45,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition to all figures quoted.

Accommodation

Description	Floor	Sq M	Sq Ft
Offices	Ground & First	168.52	1,814
Workshop	Ground	264.64	2,848
Total		433.16	4,662

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

Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Business Rates

The Rateable Value from 1st April 2023 is £58,500. This includes neighbouring Unit A6 Telford Road and as a result the business rates will need to be re-assessed.

Further information in this regard is available from White Commercial, or via the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White

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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 2024