



**B&P**  
PROPERTIES

# E9 Telford Road, Bicester, Oxfordshire, OX26 4LD

**TO LET £28,750.00 per annum**

Light Industrial Units with office content **available to rent immediately** Circa  
3300 SQ FT



Available to let immediately, light industrial unit comprising of circa 3300 sq ft warehouse/ office space, the unit will be offered fully refurbished.

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Registered Office is Sterling House, 19/23 High Street, Kidlington, Oxon, OX5 2DH,  
Registered in England No: 2008068

## Location.

Bicester has prime railway and road links. The town has two railway stations Bicester Village which currently accesses Oxford and London Marylebone. Bicester North Station is situated in the middle of the London Marylebone and Birmingham Snow hill line. The town is directly linked to the A41 to the M25 and 2 miles from the M40. Oxford is located roughly 9 miles south.

## Description.

Available to rent, a light industrial unit with ample car parking/loading, located in a thriving industrial estate. The unit will be offered to the market fully refurbished to a very high standard. There will be warm air heating in the warehouse and an electric roller shutter door to the rear loading area.

## Energy Performance Certificate.

**EPC TO BE PRODUCED POST REFURBISHMENT**

## Rates

To be Confirmed

## VAT

Is to be paid

## Utilities

All mains supplied

## Legal Costs

Each party to pay their own costs

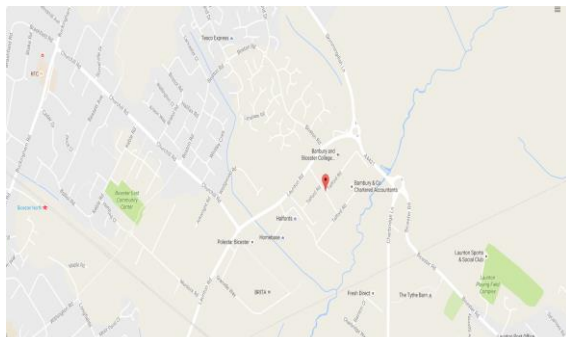
## Negotiating:

Lease terms to be negotiated direct with Landlord

## Viewing:

Viewings by appointment only

## MAP



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1) These particulars do not constitute any part of an offer or a contract. 2) All Statements contained in these particulars are made without responsibility on the part of B&P Properties Ltd or the landlord. 3) None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4) Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5) Any images shown may only represent part of the property and are as they appeared at the time of being photographed. 6) Any stated areas, measurements and distances are approximate. 7) B & P Properties have not conducted a detailed survey, nor tested the services, appliances or fittings at the property. 8) Any reference to alterations or use does not guarantee that any necessary planning permission, building regulation or other consent has been obtained. 9) The landlord does not make or give and neither B&P Properties Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.