

To Let

A modern unit in
bicester kingsmere

2 Whitelands Way | Kingsmere |
Bicester | OX26 1EG

///asterisk.clumped.divided

Modern Terraced Retail Unit located in the new Bicester Kingsmere Development with ample visitor car parking. Benefits from a flat glazed frontage with integral double doors.

Modern Terraced Unit with fully glazed façade and double entrance doors. Internal frontage 12.77m, Built Depth 7.82m, Gross ceiling height 3.11m (shell specification). All Services to the rear.

Centrally located within the new Bicester Kingsmere residential and commercial development near to Mid Counties Co-Op convenience store, Domino's Pizza and Starfish Fish & Chips.

Located in the Bicester area it benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham. Bicester is one of the fastest growing towns in the country with excellent amenities including the Bicester Village Retail Park.

More particularly the property features:

- Centrally located retail and residential development
- Ample public parking to the front
- Service yard to rear
- Shell specification open plan layout with 100% glazed frontage
- Allocated parking space to the rear of the unit

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Ground Floor	964	89.59
Total Area	964	89.59

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

The property is available by way of sub-let until 4/4/29.

// Rent

£18,500 per annum (£1,541 pcm).

// Service Charge

The communal areas are managed and maintained by the Landlord via a service charge. The incoming tenant will be responsible for the payment of a service charge. Further details are available on request.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

Awaiting Rating Valuation.

// EPC

2 Whitelands Way has an Energy Performance Asset Rating of B (33). Copies of the EPC certificate are available from the Agent.

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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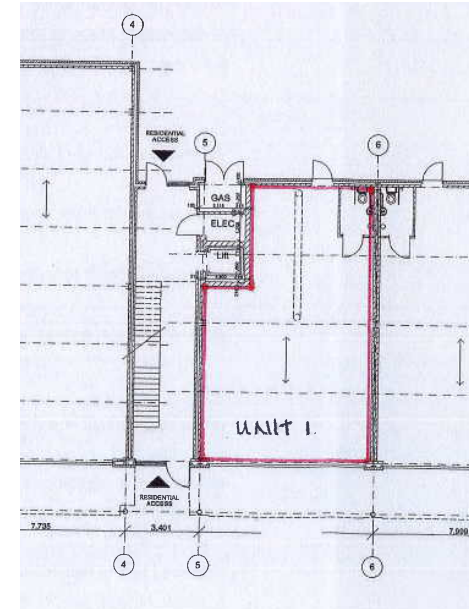
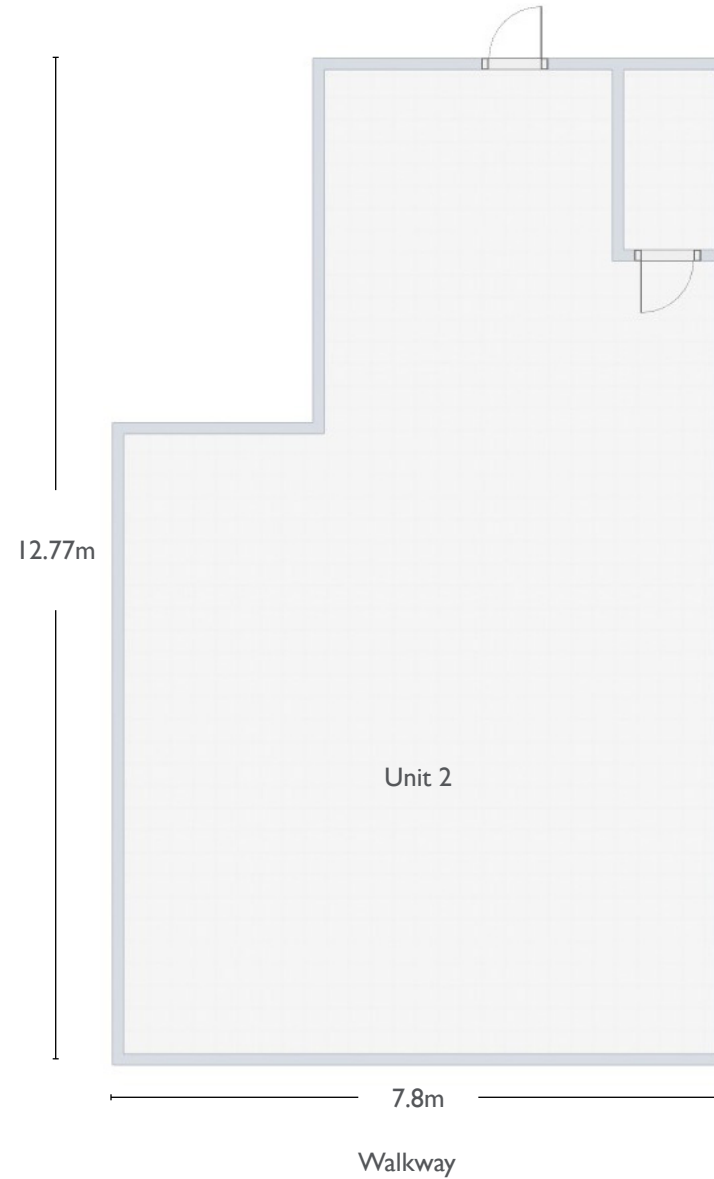


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// Floor plan



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