

To Let

Office / workshop /showroom space

116 Tanker Sheds |
Bicester Heritage | OX27 8AL

///flight.pitch.gifted

Four office / workshop / storage units located in a prime position in Bicester Heritage - Available post refurbishment. Bicester Heritage is strategically located and has been curated to target the fast-moving, innovation-focused sectors of mobility and technology.



These former Tanker Sheds sit within Bicester Heritage's planned refurbishment programme and are (subject to planning) due to be developed in to quality space available to let.

These units are in a prominent location within the Bicester Heritage site. They will (subject to planning) be refurbished to a high specification, with glazed frontages facing towards the main site. Once refurbished they will be available singularly or amalgamated providing from 400 – 1600 sq ft of accommodation.

Bicester Heritage is strategically located to target the fast-moving, innovation-focused sectors of mobility and technology. Easy access by road, rail and air makes Bicester Heritage a desirable and infinitely accessible location for businesses and consumers alike. Existing occupiers on the site include Zero Petroleum, The Little Car Company, McLaren Formula E & Polestar.

More particularly the property features:

- Glazed Frontages
- Character buildings
- Mains Electric / Water
- 400 - 1,600 sq. ft.

// Accommodation

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

	SQ FT	SQ M
Each partitioned shed	400	37.1612
Total Area	1,600	148.6449

// 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 a new fully repairing and insuring lease for a term to be agreed by negotiation.

// Rent

£27.50 per sq. ft. plus VAT pa, exclusive of all other outgoings.

// 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

TBC

// 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

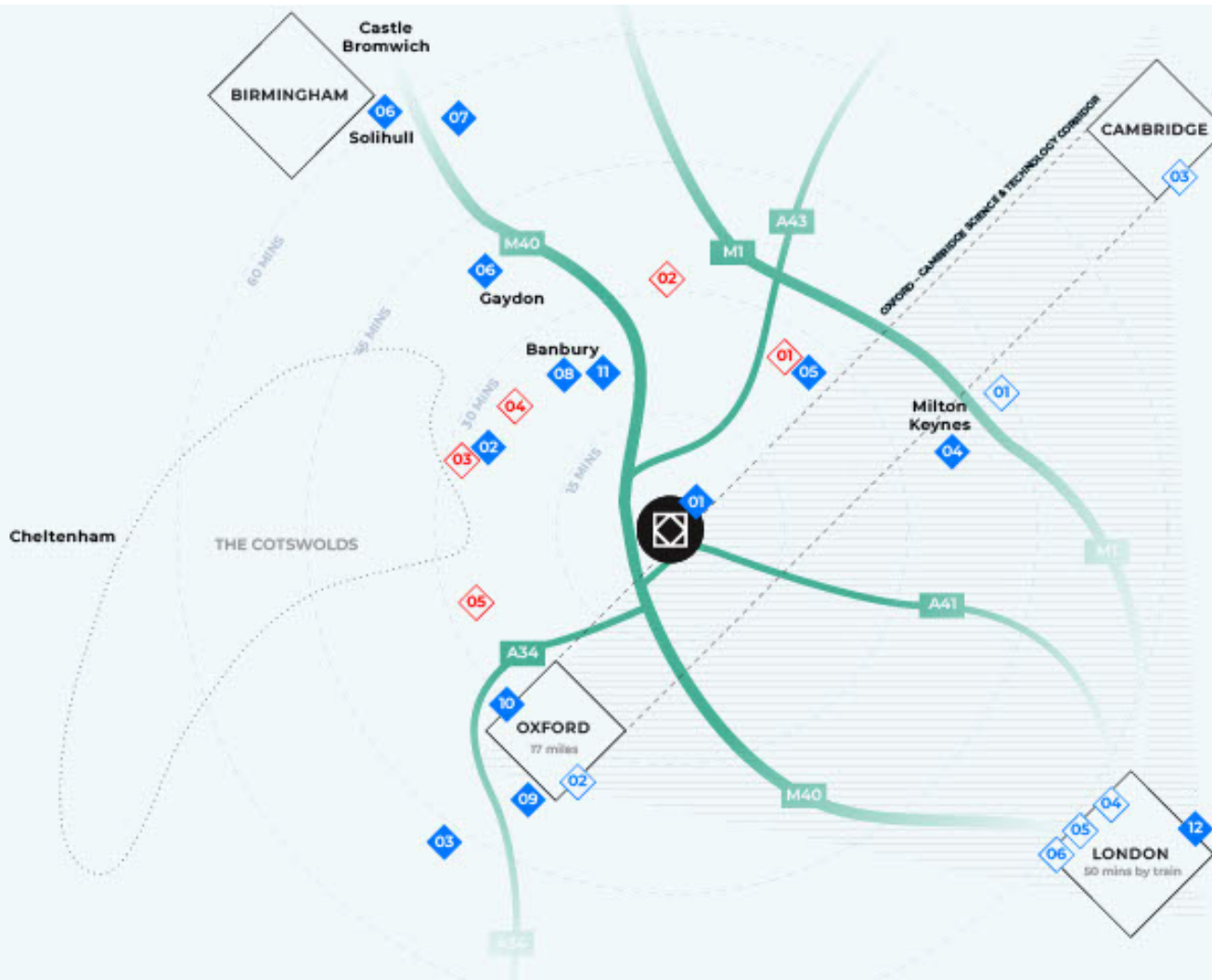
Strictly by prior arrangement through the agent:

James Hill

01295 670 123 | james.hill@adaltareal.com



Adalta Real Holdings Ltd. (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; 2. Adalta Real Holdings Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. No person in the employment of Adalta Real Holdings Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property; 4. Adalta Real Holdings Ltd will not be liable in negligence or otherwise for any loss arising from the use of these particulars; 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold, or withdrawn.



OUR LOCATION

MOTORSPORT VALLEY

- | | |
|--|--|
| 01 • McLaren Formula E | 07 • Motorsport Industry Association |
| 02 • Alpine F1 Team
• Lotus F1 | 08 • Hass F1
• Arrival Roborace
• Prodrive |
| 03 • Williams Engineering | 09 • Tokomak |
| 04 • Red Bull Racing | 10 • BMW (Mini)
• Jaguar Formula E
• NIO Formula E |
| 05 • Aston Martin
• Dragon Penske Autosport
• Envision Formula E | 11 • Arrival roborace |
| 06 • Jaguar Land Rover | 12 • Tevva |

THE GOLDEN TRIANGLE

- | |
|---|
| 01 • Cranfield University |
| 02 • University of Oxford
• Oxford University Innovation
• Oxbotica |
| 03 • University of Cambridge |
| 04 • University College London |
| 05 • Imperial College London |
| 06 • Brunel University London |

PLACES OF INTEREST

- | |
|-----------------------|
| 01 • Silverstone |
| 02 • Catesbury Tunnel |
| 03 • Enstone |
| 04 • Soho Farmhouse |
| 05 • Blenheim Palace |

// Motorsport Valley

Sitting within 'Motorsport Valley', this business cluster has the largest concentration of motorsport firms in the country and is worth c£9bn to the UK economy, employing c.40,000 people.

// Oxford - Cambridge Arc

Located at the heart of the Oxford-Cambridge Arc, Bicester Heritage provides a strategic setting within the UK's innovation cluster, with established transport links to major mobility attractions and research and development locations, some 90 minutes from 50% of the UK's population.



// Examples of Tanker Sheds that have been converted and let already.



// Examples of Tanker Sheds that have been converted and let already.