

To Let

Modern light **industrial unit**

A5 Telford Road | Bicester |
Oxfordshire | OX26 4LE

///dizzy.gives.sock

Semi-detached light industrial unit with offices. Benefits from prominent location and high visibility.



The property comprises a semi-detached modern light industrial unit which has recently undertaken a general refurbishment. Commercial unit located on Telford Road Industrial Estate. The unit provides a mixture of open plan warehouse space and offices to the front elevation.

The Bicester area 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 Bicester Village Retail Park.

More particularly the property features:

- General refurbishment including redecoration and modernisation of the offices
- Rear workshops/storage areas in good condition
- Open plan storage/manufacturing/workshop space

// Accommodation

Measurements are provided on a gross internal area (GIA) basis:

	SQ FT	SQ M
Ground & First Floor Office	1,814	168.52
Workshop	2,848	264.64
TOTAL	4,662	433.16

// Services

All mains services are connected together with 3-phase power supply. These services have not been tested by the Agents.

// Leasehold

Available under a new flexible lease.

// Rent

Leasehold £45,000 per annum.

// Service Charge

n/a

// Insurance

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

// Business Rates

Interested parties should call the local Rating Authority for further advice.

// EPC

This property has an Energy Performance Asset Rating of D (85). Copies of the EPC certificate are available from the Agent.

// VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

// 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

07974 355 057 | martin.patchett@adaltareal.com

or

Chris White & Harvey White

01295 271 000 | chris@whitecommercial.co.uk and

harvey@whitecommercial.co.uk



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