

To Let
Industrial/Warehouse

CBRE

Unit 8 Arena 14 Bicester OX26 4ST

High Quality Warehouse/Industrial Unit
3,478 Sq Ft (323 Sq M) Approx



Unit 8 Arena 14 Bicester OX26 4SS

Location

Bicester is strategically located approximately 12 miles north east of Oxford and midway between London and Birmingham on the M40 motorway with Junction 9 being approximately three miles from the town. The A41 dual carriageway from Bicester to the motorway also connects with the A34 which gives access to Junction 13 of the M4 motorway at Newbury. Arena 14 is situated within one of Bicester's main industrial areas, just off the Bicester Ring Road (A4421).

Description

Unit 8 is an end terraced unit that is currently fitted out as a high quality showroom and storage unit although this will shortly be stripped back to provide more traditional warehouse/industrial space. The unit is of steel portal frame construction with blockwork walls to 2.1m and lined to full height with a concrete floor. The end walls and the ceiling are fully insulated metal cladding, there are roof lights and fitted sodium lighting to the unit. The premises benefit from the following:-

- 5.5 clear internal eaves
- Disabled WC
- Mains gas, electricity (3 phase 100A), water and drainage
- Electrically operated loading door (3.2m wide x 4.5m high)
- Bricked paved loading area with six dedicated parking spaces

Accommodation

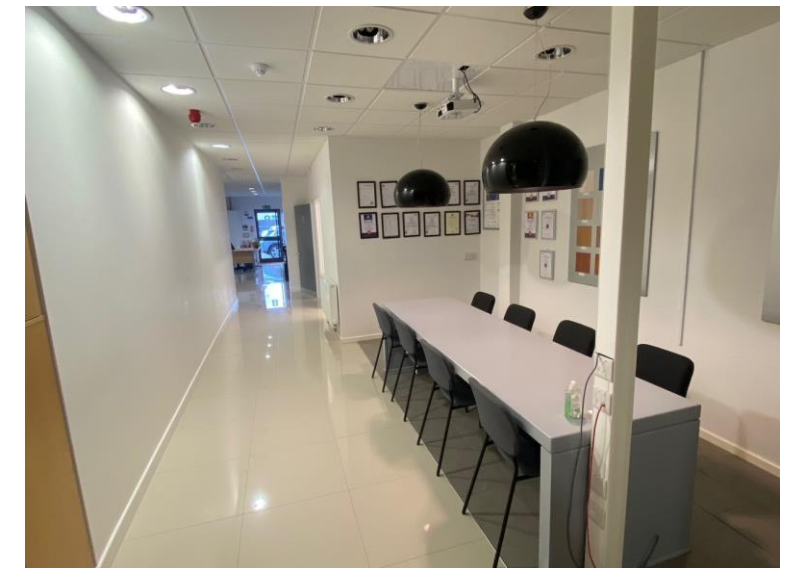
The property provided a total of approximately 3,478 sq ft (323 sq m) of gross external accommodation including first floor office space.

Terms

Rent	Rateable Value	Service Charge	EPC
£39,500 per annum exclusive	£26,250	Approximately £1,260 plus VAT for 2023/24	To be confirmed.

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