

Industrial Unit

E2 Telford Road, Bicester, OX26 4LD



To Let

2,850 sq ft (264.77 sq m)

£25,000 Per Annum Exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

01295 271000

whitecommercial.co.uk



Sq Ft	Sq M	Rent Per Annum	2017 Rateable Value	Use	Service Charge PA	EPC
2,850	264.77	£25,000	£17,500	B1	TBC	E - 112

LOCATION

The town of Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham and some 12 miles north of Oxford via the A34/A41 trunk road. Bicester is approximately 4 miles from junction 9 of the M40, connected by the dual carriageway of the A41 trunk road.

The subject property is situated within the Telford Road Industrial Estate.

DESCRIPTION

The property comprises an end terrace light industrial unit. Internally the unit has been refurbished to a high standard and is offered with a mixture of open plan warehouse space and offices. Both main entrances to the property have the benefit of security shutters.

Key features include: -

- Car Parking to Front
- Alarmed and Secure Unit
- Large Roller Shutter Door 6.25m W x 4.49m H

ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Use	Sq M	Sq Ft
Warehouse	210.89	2,270
First Floor Office	53.88	580
Total	264.77	2,850

EPC

The EPC rating for the property is E - 112.

RENT

The property is available on a new fully repairing and insuring lease at a rental of £25,000 per annum exclusive.

SERVICES

All mains services are connected together with 3 phase power supply. The services have not been tested by the agents.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

SERVICE CHARGE & INSURANCE COSTS

There is a service charge payable, details to be confirmed.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk



These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.



If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. January 2020.



01295 271000