



Key features:

- Up to 6 loading doors
- To be refurbished
- Concreted yard access
- All inclusive lease available

To Let

11,384 Sq ft (1,058 Sq m) Approximately

Self-Contained Warehouse Unit with Dock Level Loading

Available on Flexible Lease Terms

01865 848488

www.vslandp.com

LOCATION

Bicester is a rapidly expanding market town which enjoys excellent road and rail connections. Junction 9 of the M40 lies approximately 3 miles to the south and the town also benefits from two railway stations which provide excellent links to London (Marylebone), Oxford and Birmingham.

DESCRIPTION

The property comprises a building of concrete frame construction with profile clad elevations and a pitched lined roof. The warehouse benefits from a good eaves height and additional storage mezzanine to the front of the unit. The building was originally designed to be the main dispatch point for a larger facility and therefore has plentiful dock loading access. The unit is to be refurbished to include new roof lights.

The unit benefits from the following:-

- Clear warehouse
- Ample concrete yard
- Storage mezzanine
- Strip lighting to warehouse
- Warehouse heating
- Six dock loading bay doors
- 4.95 metre clear eaves height
- Racking potentially available
- New roof lights to be installed

ACCOMMODATION

The property benefits from the following approximate gross internal floor areas:-

	Sq Ft	Sq M
Warehouse	10,385	965
Mezzanine	999	93
Total	11,384	1,058

LEASE TERMS

The property will be available by way of a lease for a term of years to be agreed. The quoting rent is **£70,000 per annum**.

BUSINESS RATES

Rateable Value (2017): Currently assessed as part of a larger unit.
2018/19 Multiplier: 0.497
All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

To be confirmed.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWINGS

By appointment with the letting agents:

Tom Barton/Duncan May
VSL & Partners
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ENERGY PERFORMANCE CERTIFICATE



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