

Unit 3 Network @ Link 9, Longlands Road, Bicester, OX26 5AH

13,293 sq ft Warehouse / Production Unit

Investment For Sale - Modern Quality Industrial Building Leased to Kee Group of Companies



Unit	Sq Ft	Sq M	Use	Purchase Price	Current Rental Income	Agreed Rent at Renewal (15/12/24)	2023 Rateable Value	EPC
3	13,293	1,235.12	B1, B2 & B8	Offers in excess of £2,300,000	£110,000	£150,000	£103,000	B - 27

Investment Summary

- Set within the Quality 530,000 sq ft 'Link 9' development
- Quick access to Oxford, the A34/M40 and A43/M1
- Let to Oxford Safety Components Limited – Kee Safety Group of Companies
- Lease renewal due 15/12/24 (Rent Agreed at £150,000 pax)
- New 10-year lease with break clause in 5th year (see agents for further details)

Location

Network @ Link 9 is located on the Link 9 commercial development adjacent to the Bicester perimeter road linking the A41 trunk road with Junction 9 of the M40. The location is at the heart of both the Oxfordshire M40 and A34 road networks, a dynamic economic area which is particularly popular with technology and distribution companies within the Oxford Science Vale.

Bicester has exceptional road and railway communications with upgraded railway links to Oxford and London Marylebone and London Paddington.

Bicester

Bicester is at the forefront of Oxfordshire's growth plan due to the town's exceptional road and train connections, coupled with available land supply enabling its rapid expansion. The current population of Bicester is just over 30,000 which is projected to rise to 50,000+ by 2031. Significant infrastructure projects have recently been completed to support this population growth including a new rail connection to London Marylebone and Oxford, as well as road junction improvements to the M40 and Bicester town. Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science-based sectors, as well as advanced manufacturing and distribution/logistics.

Bicester is also internationally known due to Bicester Village Designer Retail Outlet, which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Brita Water Filters, Toro Rosso F1, and British Bakels; with major new developments for advanced engineering firm YASA and Siemens to be completed in 2024/25.



Accommodation

Use	Sq Ft	Sq M
Ground Floor Warehouse	11,591	1,077
First Floor Offices	1,702	158.15
Total	13,293	1,235.12

(Measured in accordance with the current RICS Code of Measuring Practice)

Description

Network @ Link 9 is a multi-unit production and warehouse development which forms part of the 35 acre, 530,000 sq ft 'Link 9' commercial development. The scheme comprises 7 units each with large dedicated service yards and car parks. <https://www.360imagery.co.uk/portfolio/rdi-link9-bicester/>

Original Warehouse Specification

- Clear internal height to haunch 10 metres
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm²
- 10% roof lights
- Extensive loading doors
- Dock level loading door
- Highly insulated cladding system
- Steel portal frame construction

Grade A open plan offices

- Integrated comfort cooling and heating systems
- Suspended ceilings with recessed lighting
- 150mm raised floors with three compartment floor boxes for power

External Area

- High quality and extensive landscaping
- Large designated service yard and extensive car parking
- Concrete service yards and HGV parking for 44-ton vehicles
- Cycle parking
- External Lighting



Lease Information

The property is let to Oxford Safety Components Limited incorporated and registered in England and Wales with company number 03967319 on a term of five years ending on, and including 15th December 2024. The Lease is an excluded lease. The current passing rent is £110,000 per annum with an agreed lease renewal at £150,000 pax. This is based on a 10-year full repairing and insuring basis subject to a break clause and rent review in the 5th year of the term. (Further details are available from White Commercial)

<https://find-and-update.company-information.service.gov.uk/company/03967319>

Oxford Safety Components are part of the Kee Safety Group of Companies
www.oxfordsafety.co.uk/international-distributors/#learn-more.



Terms

The premises are available freehold, subject to the existing lease held by Oxford Safety Components Limited. Offers are to be invited in excess of £2,300,000.

Services

All main services are provided including three phase power and gas. None of the above services have been tested by the agents.

Rates

The Rateable Value from 1st April 2023 is £103,000. This is not what you pay. Further information is available from the agents in this regard.

Viewing and further information

Please contact Chris White & Harvey White

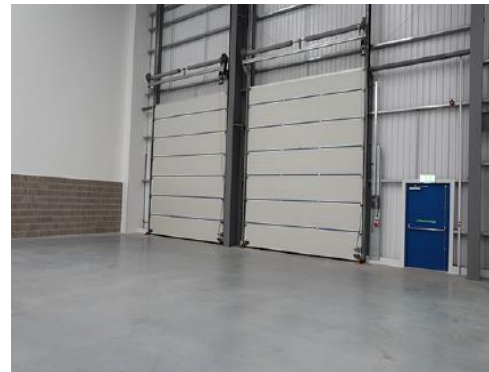
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FURTHER INFORMATION

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 2024.