

E10 Telford Road, Bicester, OX26 4LD

To Let - 2,764 sq ft - Modern Light Industrial / Trade Unit - Corner Position



Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
2,764	256.80	£27,500	£698.58 (24/25)	£20,250	E - 123

Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 4 miles from Junction 9 of the M40, further connecting the town to the A43 dual carriageway via the A41 trunk road.

Unit E10 is situated within the well-established Telford Road Industrial Estate, accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and close to Bicester town centre.

Description

The property comprises a modern light industrial/warehouse unit with two-storey offices to the front elevation on a corner site. The unit includes a roller shutter door to the side elevation of the property, with a loading/unloading area, together with car parking.

The property would also suit a trade counter user.

Services

We understand that the property is connected to mains water, electricity, gas and drainage. The services have not been tested by the agents.

Business Rates

The Rateable Value from 1st April 2023 is £20,250. This is not what you pay. Further information is available from the agents or via the local charging authority.

Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rental of £27,500 per annum, exclusive of other outgoings and subject to contract.

VAT will be payable in addition at the standard rate.

Accommodation

Description	Floor	Sq M	Sq Ft
Offices	Ground	48.00	517
Workshop	Ground	160.88	1,732
Offices	First	47.92	516
Total		256.80	2,764

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

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. March 2024