



chandler  
garvey

TO LET



## Grange Farm

Godington, Bicester, Oxfordshire, OX27 9AF

### NEW INDUSTRIAL / E CLASS UNITS

2,221 sq ft  
(206.34 sq m)

- New industrial units in beautiful rural setting, access to major road links close by
- Fully insulated up to current building regulations
- Good on site parking
- Concrete floor, LED lighting, electric roller shutter door
- 3-phase power and capped services for toilets/kitchen

## Summary

Available Size	2,221 sq ft
Rent	£17,500 - £22,200 per annum plus VAT and service charge
Business Rates	Upon Enquiry
Service Charge	£1 per sq ft Includes security and site maintenance with RPI annual uplift, plus VAT
VAT	Applicable. VAT is payable on the rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)



## Description

Newly constructed high specification industrial units of steel portal frame with modern exterior cladding. Fully insulated. Roof lights within insulated roof and insulated electric roller shutter doors. Concrete floors, with capped services for water and waste. LED lighting. Personnel entrance door. 3-phase power. Eaves height min 3.7m, max 4.9m to ridge. Yard space for deliveries and parking, with access to each unit via a concrete apron. This is a working farm with mixed use and therefore restricted access hours may be in operation - please ask for further details.

Suitable for E class use.

Unit 2 is 1,759 sq ft.

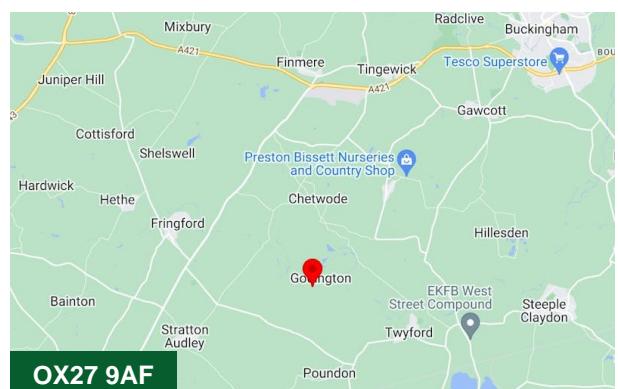
Unit 4 is 2,221 sq ft.



## Location

Grange Farm is located in the village of Godington, 6 miles from Bicester to the South and 10 miles from Buckingham in the North. Access is available to Bicester, Oxford, London and Birmingham via the M40 and A41.

5 miles distance from Bicester Heritage and 7 miles from Bicester Village.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 2	1,759	163.42	£17,500 /annum Plus VAT and Service Charge	Let
Unit - 3	1,362	126.53	£13,500 /annum Plus VAT and Service Charge	Let
Unit - 4	2,221	206.34	£22,200 /annum Plus VAT and Service Charge	Under Offer
<b>Total</b>	<b>5,342</b>	<b>496.29</b>		

## Terms

A new lease will be granted direct from the Landlord on terms to be agreed. Minimum 3 years.

## Money Laundering and Identity Checks

Money laundering and identity checks will be carried out on all tenants and proof of identity documents will be required.

## Viewing & Further Information

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