

# Building 123 Heyford Park, Camp Road, Upper Heyford, OX25 5HA

## To Let – 4,965 sq ft - Industrial/Storage/Office Space

### Available on a Fully Inclusive Rental



Sq Ft	Sq M	Fully Inclusive Rent PA	Building Insurance PA	Service Charge PA	Business Rates	EPC
4,965	461.26	£99,300	Included in Rent	Included in Rent	Included in Rent	D - 77

### Location

Heyford Park, Oxfordshire, is a new thriving town and community, located on the famous USAF Heyford airbase, situated to the north of the village of Upper Heyford and approximately 7 miles northwest of the town of Bicester.

Junction 10 of the M40 and A43 is just 5 miles from the subject property, both approximately just a 10-minute drive time from the site.

### Description

The property provides a single storey unit which has been fitted to provide clean space suitable for a variety of uses including storage/light industrial and R&D/training space. There are 15 car parking spaces.

The accommodation includes suspended ceilings incorporating translucent panels and LED lighting with diffusers; a high level of internal and external security with CCTV; shared loading and unloading via a roller shutter door; laminate style flooring and electric ceiling-mounted heating within the suspended ceiling, which is separately metred.

Substantial car parking can be provided in addition to the existing car parking allocation of 15 spaces, at an extra cost of £600 per space per annum.

The accommodation can also be offered with other on-site facilities at Heyford, including test track/shake down areas and external yard/ storage areas (at an extra cost). Further details are available from White Commercial.

### Services

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

### Business Rates, Service Charge and Utility Costs

Business rates, service charges & all other outgoings, including utility costs, are included within the rental figure.

### Terms & VAT

The premises are available by way of a sub-lease from a minimum of 12 months to a maximum of 10 years on a fully inclusive rental basis. We are advised that VAT will be payable in addition to rental figure at the standard rate.

### Accommodation –

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

Floor	Use	Sq M	Sq Ft
Ground		461.26	4,965
<b>Total</b>		<b>461.26</b>	<b>4,965</b>

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2024