

E4 Telford Road, Bicester, OX26 4LD

To Let - 3,389 sq ft - Modern Light Industrial / Trade Counter Unit



Sq Ft	Sq M	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	2023 Rateable Value	EPC
3,389	314.80	£44,000	N/A	£1,074.40 (24/25)	£25,500	D - 86

Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford, 6 miles from Junction 10 of the M40 and also just 4 miles from Junction 9 of the M40, which further connects the town to the A43 dual carriageway via the A41 trunk road.

Unit E4 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 is a brick built, end terrace light industrial unit with mono-pitched and lined roof (3m to eaves rising to 4.1m). There is a ground floor reception, together with open plan offices to ground and first floors, with warehouse/industrial accommodation to rear, with full height steel roller shutter and separate personnel door.

The property benefits from three phase electricity, WCs to both floors and access to the yard to rear of the terrace, providing parking and trade counter potential.

Accommodation

Description	Floor	Sq M	Sq Ft
Warehouse	Ground	214.80	2,312
Offices	Ground	52.1	561
Offices	First	47.9	516
Total		314.80	3,389

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

Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rental of £44,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

Service Charge

We understand that there is no service charge payable.

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.

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 £25,500. This is not what you pay. Further information is available from the agents or via the local charging authority.

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. September 2024