

Unit 9 Arena 14, Bicester, Oxfordshire, OX26 4SS

To Let - 3,427 sq ft - Modern Light Industrial Unit



Sq Ft	Sq M	Rent Per Annum	Building Insurance PA	Service Charge PA	2023 Rateable Value	EPC
3,427	318	£39,500	£604.67 (2024)	£779 (2024)	£26,250	C - 64

Location

Bicester is strategically 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 9 is situated within the well-established 'Arena 14 Business Park', accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and close to Bicester town centre.

Description

The premises comprise a mid-terrace light industrial/warehouse unit of steel portal framed construction with a clear internal height of 5.5m, power floated concrete floors with 25kN/sq m (500lbs/sq ft) floor loading, 3 Phase 100A electrical supply, roof lights, electrically operated loading door, three allocated parking spaces, together with loading/unloading area to front of the unit.

The unit has been fitted out to provide modern accommodation, further details and photographs are available from White Commercial upon request.

Accommodation –

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

Floor	Use	Sq M	Sq Ft
Ground	Offices	37.0	400
	Warehouse	246.0	2,646
First	Offices	35.0	381
Total		318.00	3,427

Terms & VAT

The premises are available on a new fully repairing and insuring lease at a rental of £39,500, subject to contract. We understand VAT will be payable in addition.

Service Charge

A service charge of approximately £779.00 per annum is payable in respect of the maintenance and cleaning of the communal areas of the estate. Full details are available from White Commercial.

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 £26,250. 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

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or

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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. October 2024