

# D2 Telford Road, Bicester, OX26 4LD

To Let - 5,002 sq ft - Modern Semi-Detached Light Industrial / Trade Unit



Unit to be refurbished to similar specification





Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
5,002	464.70	£65,000	£1,790.45 (24/25)	£40,750	D - 95

### Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from J10 and only 4 miles from Junction 9 of the M40, further connecting the town to the A43 dual carriageway via the A41 trunk road.

Unit D2 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 semi-detached light industrial/warehouse unit, together with two-storey offices to the front elevation. The unit includes a roller shutter door to the rear elevation of the property, with a loading/unloading area, together with car parking to the front of the premises.

The property is to be refurbished and may 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 1<sup>st</sup> April 2023 is £40,750. 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 £65,000 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
Warehouse	Ground	294.80	3,173
Office	Ground	86.70	933
Office	First	83.20	896
<b>Total</b>		<b>464.70</b>	<b>5,002</b>

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

### Service Charge & Building Insurance

There is no service charge. 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

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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](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. November 2024