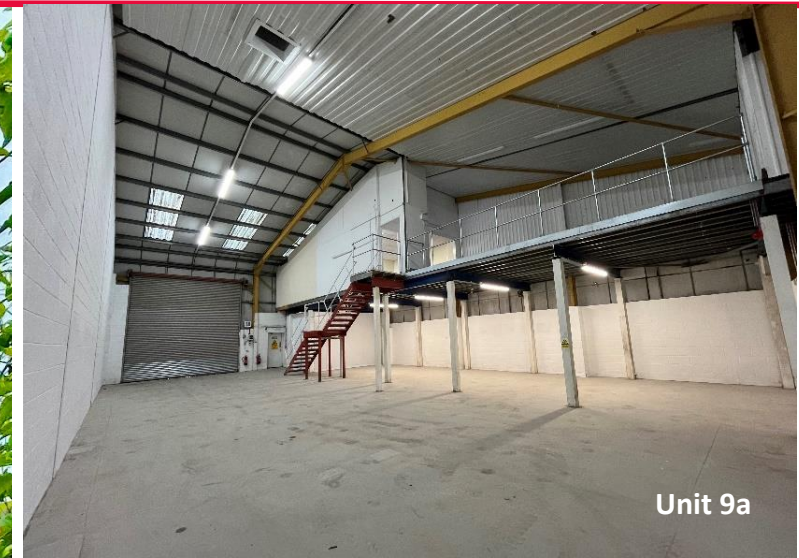


Industrial / Warehouse Units with Secure and Gated Yard

9a & 9b Granville Way, Bicester, Oxon, OX26 4JT

FOR LEASE – 3,120 - 6,509 Sq Ft



Unit	Sq Ft	Sq M	Current Use	Rent Per Annum	Estimated Building Insurance PA	Rateable Value	EPC
9a	3,389	314.84	B1/B2/B8	£25,000	£811	£19,750	B – 49
9b	3,120	289.85		£25,000	£1,199	£24,500	C - 75
Total	6,509	604.70		£50,000			

Location

Units 9a and 9b are situated within the well-established Granville Way Estate, accessed off the Launton Road, just off Bicester's southern ring road and Charbridge Lane (A4421), close to Bicester town centre.

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.

Description

The units benefit from a self-contained gated fenced and secure concrete hardstanding yard area to their front elevation.

9a and 9b are each constructed around steel portal frames, incorporating concrete ground floors together with clad and block elevations, under pitched steel trussed clad and lined roofs, rolled at the eaves, with a height to eaves of 5.3m and 7.4m to the apex. Each of the units have one electrically operated roller shutter door.

The units have recently been refurbished to provide new over-cladding, new roof lights, pedestrian access doors and LED spot and strip lighting.

Services

We understand that all mains' services are connected to the premises, including gas, electricity (three-phase power), water and mains drainage.

None of these services have been tested by the agents.

Terms & VAT

The units are available either individually or combined on new fully repairing and insuring leases, subject to contract. See table above for the main financials. VAT is not currently payable however the landlord reserves the right to opt if so required.

Accommodation

Unit	Floor	Use	Sq Ft	Sq M
9a	Ground	Workshop	2,442	226.87
	Mezzanine	Office/Storage	947	88
9b	Ground	Warehouse	2,459	228.44
	First	Office/Storage	661	61.44
Total			6,509	604.70

(Measured in accordance with the current RICS Code of Measuring Practice)

Business Rates

Please refer to the table above for rateable values. These figures are not what you pay. Further details are available from White Commercial or the rating authority.

Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via White Commercial.

Please contact Chris White or Harvey White

Email: chris@whitecommercial.co.uk or harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

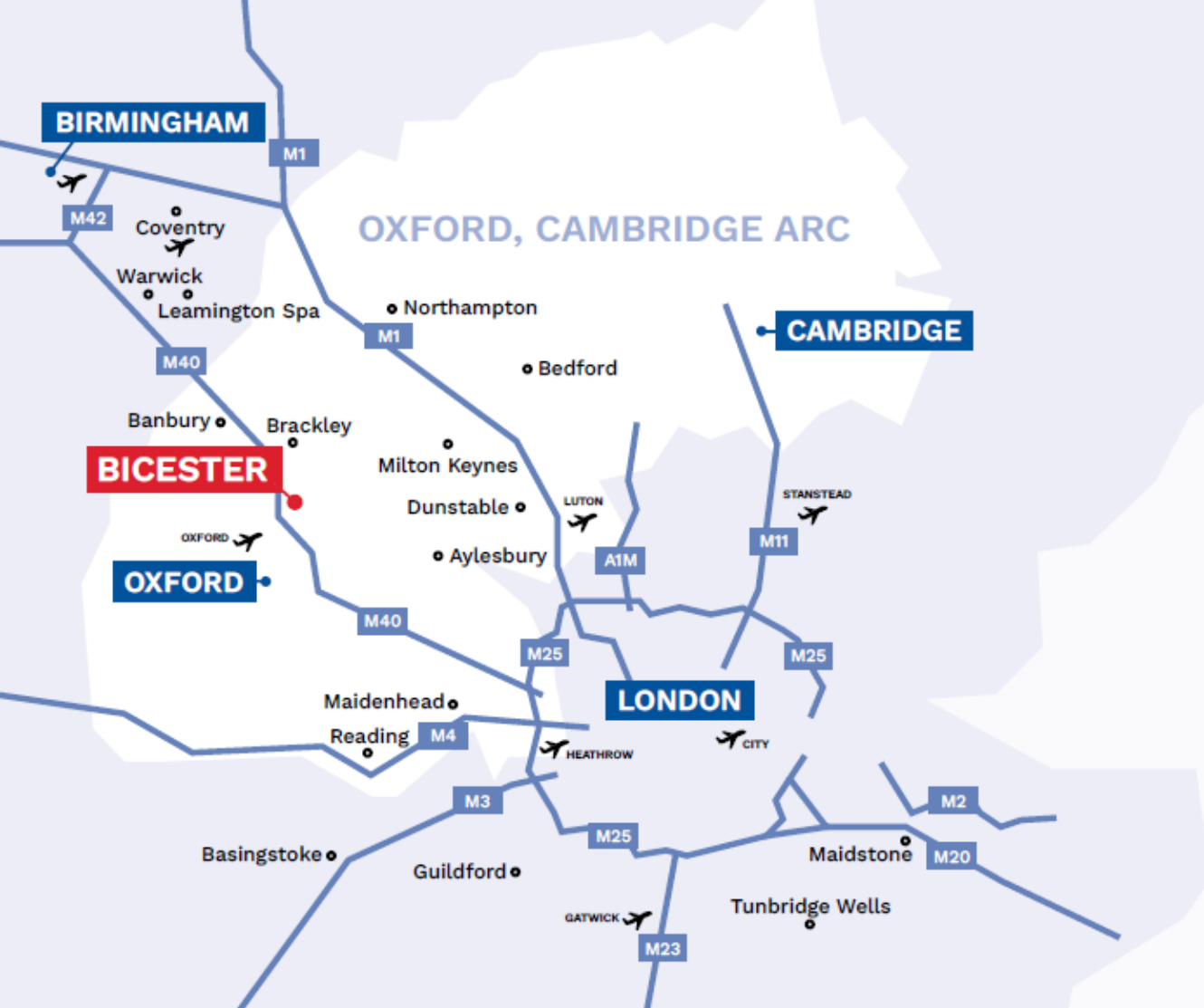


Chris White

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. January 2025.



BICESTER

Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.