

To Let

Refurbished Industrial
Unit **with 1,200kVA
power supply**

Units B4 & B5 | Telford Road |
Bicester | OX26 4LD

[///nerve.loudly.grows](http://nerve.loudly.grows)

Modern detached warehouse / industrial unit with a secure
yard area, currently under refurbishment.

adalta real

adaltareal.com
01295 670 123

2 detached industrial buildings with warehouse and office accommodation currently under refurbishment.

Units B4 and B5 are situated on the established Telford Road Industrial Estate in Bicester.

Unit B4 (currently under refurbishment) comprises of a detached industrial building, with attached 2 storey office accommodation. The office block benefits from toilet facilities and separate meeting rooms. The warehouse space includes 2 roller shutter doors, which can be accessed via a gated secure yard.

The building also benefits from a 1,200kVA power supply. Unit B5 is currently fitted out as office space with separate workshop. The unit provides real flexibility and can be used for a variety of business uses.

The Bicester area it benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham. Bicester is one of the fastest growing towns in the country with excellent amenities including Bicester Village and Bicester Motion

More particularly the property features:

- 1,200KVA Power supply
- Unit B4 comprises a detached industrial building with an attached two storey office block
- 2 roller shutter doors which can be accessed via a gated secure yard
- Unit B5 is currently fitted out as office space with a separate workshop
- Flexible use suited to a variety of business uses
- Situated within a secure and gated self-contained site
- Situated on The Telford Road Industrial Estate

// Rent

POA

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Leasehold

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

// Accommodation

Measurements are provided on a gross internal area (GIA) basis:

	SQ FT	SQ M
B4 Ground Floor Offices	1,648	153.1
B4 First Floor Offices	1,507	140.0
B4 Warehouse	10,485	974.1
B4 Total Area	13,640	1,267.2
B5 Ground Floor Offices	1,566	145.5
B5 First Floor Offices	1,474	136.9
B5 Warehouse	9,853	915.4
B5 Total Area	12,893	1,197.8
Total Area	26,533	2,465.0

// Services

Mains electricity, gas, water and drainage are connected. These services have not been tested by the Agents.

// Business Rates

The rateable value for Unit B4 is £210,000

The rateable value for Unit B5 is TBA

The current rate multiplier is 48p in the £.

// EPC

Both units have an expected Energy Performance Asset Rating of B after refurbishment which is currently underway.

// VAT

All terms quoted are exclusive of VAT which is payable.

// Service Charge

There is currently no service charge payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

James Hill

01295 670 123 | james.hill@adaltareal.com

Martin Patchett

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