

To Let

Centrally located
double **industrial/
warehouse unit**

20-22 Wedgwood Road | Bicester |
Oxfordshire | OX26 4UL

///quite.bump.fancy

Modern 3,932 sq. ft. double industrial unit with optional
high load mezzanine floor.

TO
LET
01295 670 123
www.adaltareal.com

RECEPTION
22

Modern end terrace double unit with good eaves height.

End Terrace steel portal frame double industrial unit with blockwork elevations and roll top pitched steel profile clad roof. Benefits from full height shutter door. WCs and kitchen to the ground floor with integral office off the main reception area.

Located in 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 the Bicester Village Retail Park.

More particularly the property features:

- Centrally located industrial estate
- Parking and yard
- Three phase power
- Open plan double unit
- Integral office
- Full height shutter door min 5m
- Mezzanine floor 303 sqm

// Accommodation

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

	SQ FT	SQ M
Ground Floor GIA	3932	365.29

// Services

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

// Leasehold

Leasehold new lease available.

// Rent

£40,000 per annum.

// Service Charge

n/a

// Insurance

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

// Business Rates

TBA.

// EPC

Unit 20 - 22 has an Energy Performance Asset Rating of D (99). Copies of the EPC certificate are available from the Agent.

// VAT

TBA.

// 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:

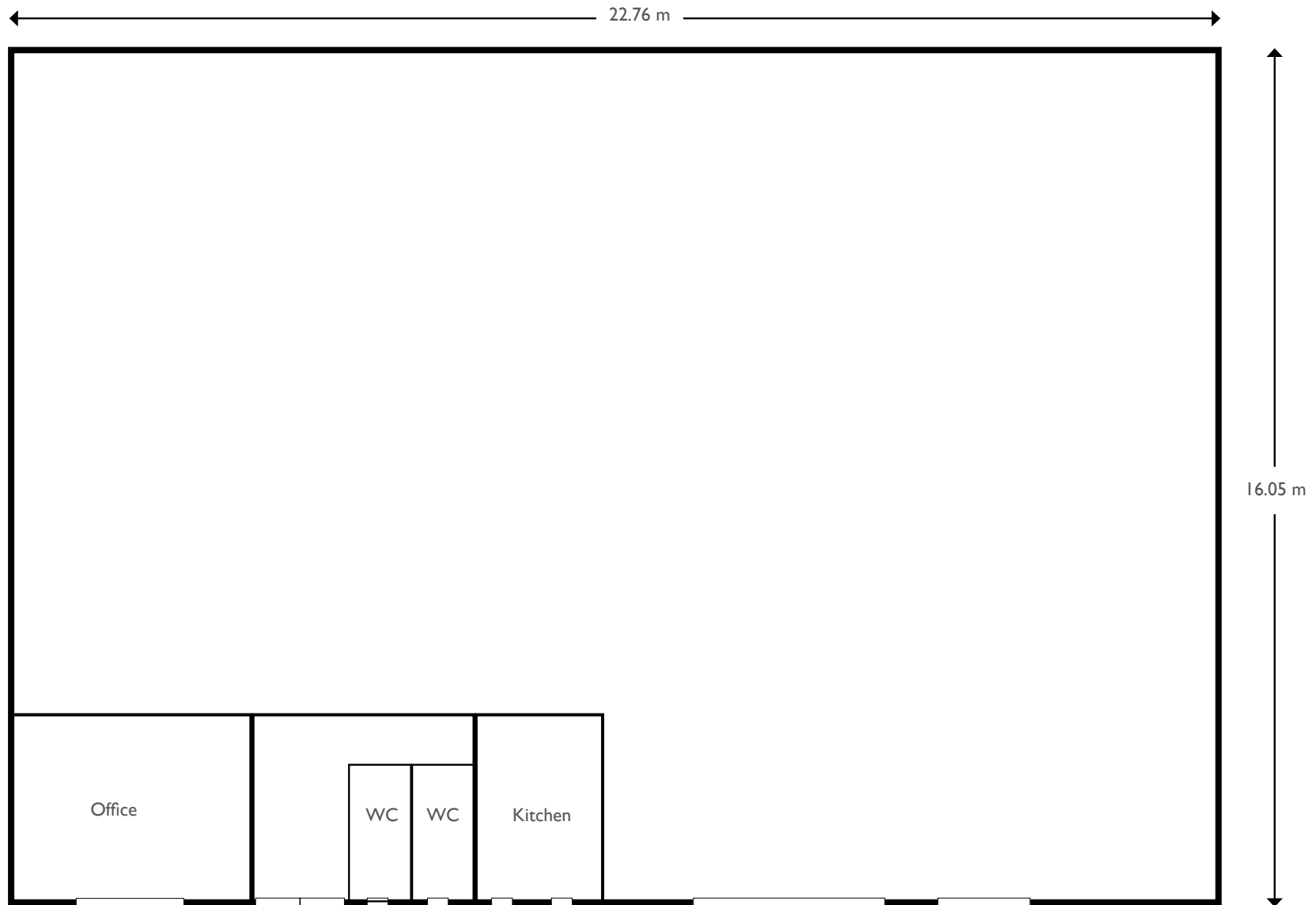
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// Floor plan



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