

To Let

Modern semi-detached **trade/industrial unit**

A3 Telford Road, Bicester, OX26
4LD

[///tigers.dots.plank](http://tigers.dots.plank)

A 5,260 sq. ft. semi-detached light industrial/trade unit 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.

A modern, semi-detached light industrial/trade unit, A3 Telford Road is situated within the well-established Telford Road Industrial Estate, close to Bicester town centre and accessed just off Bicester's southern ring road and Charbridge Lane (A4421).

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:

- Two-storey offices to the front elevation
- Additional ground floor office
- Steel portal framed construction
- Flexible working areas which can be removed or adapted to suit
- Three phase electricity
- 3.35 meters eaves height
- Two loading doors measuring 3m x 3m
- The property is to be refurbished and may suit a trade counter user

// Accommodation

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

	SQ FT	SQ M
Ground Floor - Warehouse	3,824	355.24
Ground Floor - Offices	528	49.08
First Floor - Offices	908	84.32
Total	5,260	488.64

// Tenure

The premises are available on a new fully repairing and insuring lease.

// Services

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

// Rent

£49,500.00 per annum.

// Service Charge

There is no service charge payable currently.

// Insurance

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

// Business Rates

The Rateable Value from 1st April 2023 is £36,000.

// EPC

A3 Telford Road has an Energy Performance Asset Rating of C (72).

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to pay their own legal costs.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the joint agents:

Martin Patchett

01295 670 123 | martin.patchett@adaltareal.com

or

Chris White or Harvey White

01295 271000 | chris@whitecommercial.co.uk

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