

# TO LET

Refurbished Rural  
Storage Units



Perry Manor Farm | Edgcott | HP18  
0TS

[///flat.unclaimed.poodle](https://www.flat.unclaimed.poodle)

Refurbished rural storage units with office space. Located off the A41 between Bicester and Aylesbury. Available for storage or as a workshop.

## **A choice of 3 storage units and 1 office unit available separately or together.**

The unit is located off the main A41 arterial route to the East of Bicester. It provides excellent links to J9 of the M40 which is only 20 minutes away. Bicester is 15 minutes drive and 20 minutes from Oxford.

All units have concrete floors and large loading doors. There is space for parking 5 vehicles outside of the units with 4 additional loading bays. The units have recently been refurbished including modern insulation in the roofs and elevations.

More particularly the property features:

- Max. eaves height 4.96m
- 4.46m height shutter loading doors
- Near to the main A41 trunk road
- 5 parking spaces
- WC facilities
- Concrete Floors
- Insulated Roofs
- LED lighting
- 3 Phase Power

### **// Accommodation**

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

	SQ FT	SQ M
Unit 1	1,800	167.29
Unit 2	2,155	200.20
Unit 3	2,144	199.23
Office Unit	681	63.25
<b>TOTAL</b>	<b>6,780</b>	<b>629.97</b>

### **// Services**

All mains services are connected together with three phase power supply. These services have not been tested by the Agents.

### **// Leasehold**

Leasehold new flexible agreement available.

### **// Rent**

£7 / sq ft for the storage units.

Unit 1 - £12,600 pa

Unit 2 - £15,085 pa

Unit 3 - £15,008 pa

Office Unit - £6,810 pa

### **// Service Charge**

n/a

### **// Insurance**

Buildings Insurance to be paid by landlords and recharged to tenants.

### **// Business Rates**

TBA.

### **// EPC**

TBA.

### **// VAT**

Nil VAT

### **// 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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