A3 Telford Road, Bicester, OX26 4LD

To Let - Modern Semi-Detached Light Industrial / Trade Unit - 5,260 sq ft







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Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	Rateable Value	EPC
5,260	488.64	£59,500	TBC	£40,500	C - 72

Location
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.

Unit A3 Telford Road is 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.

Description
The property comprises a modern refurbished semi-detached light industrial/warehouse unit, together with two-storey offices to the front elevation and a ground floor office addition. Constructed around a steel portal frame and has been divided into a number of working areas for the current occupier which can be removed or adapted to suit a tenant's requirements. Plans are available.

The height to eaves is 3.35 meters and there are two loading doors measuring 3mx3m. The property is to be refurbished and may also suit a trade counter user.

Services
We understand that three phase electricity, mains water, drainage and gas are connected to the property. These services have not been tested by the agents.

Business Rates
Unit A3 has a Rateable Value of £40,500. This is not what you pay. Further information is available from the agents or via the local charging authority.

Terms & VAT
The premises are available on a new fully repairing and insuring lease, at a rental of £59,500 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

Accommodation

Description	Floor	Sq M	Sq Ft
Warehouse	Ground	355.24	3,824
Offices	Ground	49.08	528
Offices	First	84.32	908
Total		**488.64**	**5,260**

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Service Charge & Building Insurance
There is no service charge payable currently. The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for organising contents insurance.

Viewing and further information
Please contact Chris White & Harvey White
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www.whitecommercial.co.uk | 01295 271000

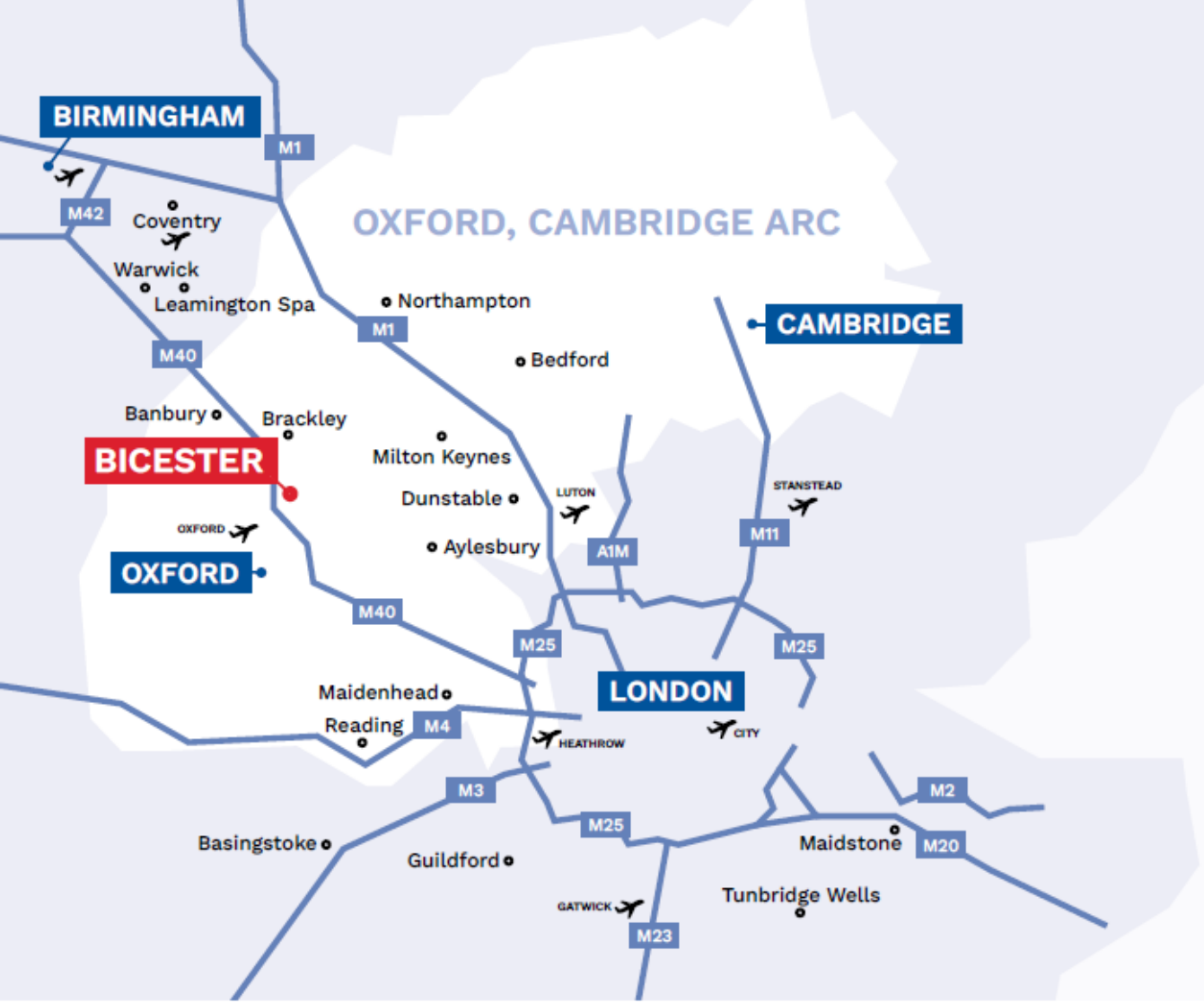

Chris White


Harvey White

Or the Joint Agent
Martin Patchett
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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. May 2025.



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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.

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