

BP68

Charbridge Way **Bicester Distribution Park** Bicester Oxon OX26 4ST

To Let High Bay Warehouse comprehensively refurbished to 'as new' condition

68,486 sq ft (6,362.5 sq m)

LONDONMETRIC PROPERTY PLC

INTRODUCING...

BP68 is a modern high bay detached warehouse of 68,486 sq ft (6,362.5 sq m), refurbished to 'as new' condition.

The building comprises of a modern detached warehouse set in its own 3.37 acre landscaped and self-contained site, with separate parking and service yard areas.

The unit is of steel portal frame construction with minimum 10m clear internal height, incorporating office and amenity areas, together with 2 ground level and 4 dock level loading doors.

Externally the unit has a secure 44m yard and separate parking for approximately 62 cars including 6 EV charging stations.







SPECIFICATION

- 10m clear internal height rising to 15m
- 2 ground level & 4 dock level doors
- Up to 44m yard depth
- 3,311 sq ft loading canopy
- 62 car spaces
- Self contained yard
- 225 KVA with ability to upgrade to 400 KVA
- 6 EV chargers
- EPC A+
- Roof mounted, 160kWp solar PV system
- 15% roof lights
- Grade A offices

ACCOMMODATION

The building provides the following approximate gross internal floor areas.

	Sq M	Sq Ft
Warehouse	5994.9	64,529
Offices (first)	367.6	3,957
TOTAL	**6,362.5**	**68,486**

In addition, the building benefits from a loading canopy of 307.6 sq m (3,311 sq ft).





LOCATION

Bicester is strategically located approximately 12 miles north east of Oxford, midway between London and Birmingham on the M40 motorway with Junction 9 being approximately three miles from the town.

The A41 dual carriageway from Bicester to the motorway junction also connects with the A34 which gives access to the M4 motorway at Newbury.

The unit is prominently situated on Bicester Distribution Park, which is easily accessible on the north-eastern side of Bicester via Charbridge Lane.

TRAVEL DISTANCES (BY CAR)

J9 M40	3 miles	9 mins
Heathrow Airport	54 miles	1 hr
Park Royal	57 miles	1 hr 6 mins
Birmingham Airport	54 miles	1 hr 4 mins
Southampton	81 miles	1 hr 37 mins
M1 (Northampton)	29 miles	38 mins



GALLERY











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EPC

The unit has an EPC Rating of A+.

TERMS

The premises are available by way of a new full repairing and insuring lease.

CONTACTS

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