



## TO LET – WAREHOUSE UNIT

Bay 1 Arkwright Road, Bicester OX26 4SU

### LOCATION

The unit is located at the top of Arkwright Road, which is off Churchill Road in the heart of the established business district of Bicester, a rapidly expanding Town in North Oxfordshire.

Bicester is close to Junction 9 of the M40 Motorway therefore offering excellent road communication between London and Birmingham. In addition Bicester North Station offers a fast rail service into Marylebone Station..



### DESCRIPTION

The property comprises a self-contained end of terrace warehouse unit with the benefit of surface and dock level access doors.

There is also a small two storey office area at the front of the unit and a yard area to the front of the property enabling freight lorry access.

### ACCOMMODATION

The unit has a gross internal floor area of approximately 20,000 sq. ft. (1,858 sq. metres).

### LEASE

The property is available on the basis of a new lease direct from the freeholders for a term by arrangement and subject to periodic rent review.

#### IN BRIEF

- Competitive leasing terms
- Established commercial location
- Yard area

#### RENT

£6.75/sq ft per annum exclusive

#### TIMING

Vacant possession to be given upon completion of legal formalities.

#### VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

**Tim Norris-Jones**  
tim@njcommercial.co.uk

**Suzanne Lovell**  
suzanne@njcommercial.co.uk

**NJ Commercial Ltd**  
07802 371588  
www.njcommercial.co.uk

Subject to contract

#### DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

## RENT

£6.75 per square foot per annum exclusive of business rates and service charge.

## RATEABLE VALUE

Further details to be provided.

### IN BRIEF

- Competitive leasing terms
- Established commercial location
- Yard area

## SERVICE CHARGE

Further details to be provided.

### RENT

£6.75/sq ft per annum exclusive

## EPC

An EPC has been commissioned and further details available on request.

### TIMING

Vacant possession to be given upon completion of legal formalities.

## VAT

The landlord has elected to charge VAT on the rent and other outgoings.

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## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## POSSESSION

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