



TO LET – LAST UNIT ON NEW TRADE COUNTER DEVELOPMENT

Launton Trade Centre, Launton Road, Bicester OX26 4UU

You're in good company – Tool Station, CEF and City Plumbing are represented on this site

LOCATION

The Launton Trade Centre enjoys a very prominent location fronting the Launton Road in the heart of the established business district of Bicester.

The Town has enjoyed considerable growth in recent years and the total population is expected to be in the region of 32,000 in the coming years.



Bicester is strategically located just off the M40 (J.9) and therefore enjoys excellent road communications between London and Birmingham. In addition there is fast rail access from Bicester North to Marylebone.

DESCRIPTION

The Launton Trade Centre has been recently completed and is now home to a number of national operators including Tool Station, CEF and City Plumbing. The units are constructed in two terraces and comprise open plan ground floor space, with a sufficient internal height to install a mezzanine.

ACCOMMODATION

There are two units as follows:-

Unit 5 – 3,201 sq. ft. gross internal - AVAILABLE

Unit 6 – 3,201 sq. ft. gross internal – THIS HAS BEEN LET

LEASE

A new lease is available for a term by arrangement subject to periodic upward only rent review and drawn on a full repairing and insuring basis.

IN BRIEF

- The last unit available
- 3,201 sq. ft
- Large loading area with customer parking
- Trade counter

RENT

£13/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

£13 per square foot per annum exclusive of business rates and service charge.

RATEABLE VALUE

Further details to be provided.

SERVICE CHARGE

Further details to be provided.

EPC

TBC

VAT

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

LEGAL COSTS

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

POSSESSION

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