

# To Let & For Sale

Office with Warehouse  
**and mezzanine**

8 Arkwright Road | Bicester |  
OX26 4SU

Warehouse with integral offices and mezzanine floor.  
Also benefits from a secure covered yard.



## Light industrial premises with ground and first floor offices. Workshop and warehouse space with mezzanine floor.

The unit comprises a terraced, light industrial building, with ground and first floor offices to the front and workshop/warehouse area to the rear.

Constructed of cavity brick to the eaves of approximately 4.40m under a pitched lined roof with a further flat roof over the office pod.

There is a steel framed profile clad, covered extension to the SW side, constructed more recently with additional enclosed gated yard space to the front. The property further benefits from mezzanine

More particularly the property features:

- Mezzanine storage
- Three phase electricity
- Mains gas
- Fibre broadband
- Off street parking
- Secure yard area
- Air Conditioned

### // Accommodation

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

	SQ FT	SQ M
Offices (Grnd and 1st Floor)	1,475	137.03
Workshop	4,487	416.85
Mezzanine	1,037	96.36
Covered Yard	1,615	150.05
<b>Total Area</b>	<b>8,614</b>	<b>800.29</b>

### // Services

Mains electricity, gas, water and drainage are connected. These services have not been tested by the Agents.

### // Leasehold

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

### // Rent

£65,000 per annum

### // Freehold

The property is also available by way of a freehold purchase.

### // Sale Price

£900,000

### // Insurance

The Landlord insures the building and recovers the premium from the Tenant.

### // Business Rates

The rateable value is £48,750.  
The current rate multiplier is 43.2p in the £.

### // EPC

8 Arkwright Road has an Energy Performance Asset Rating of D (83).

### // VAT

All terms quoted are exclusive of VAT which is payable.

### // 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:

Martin Patchett

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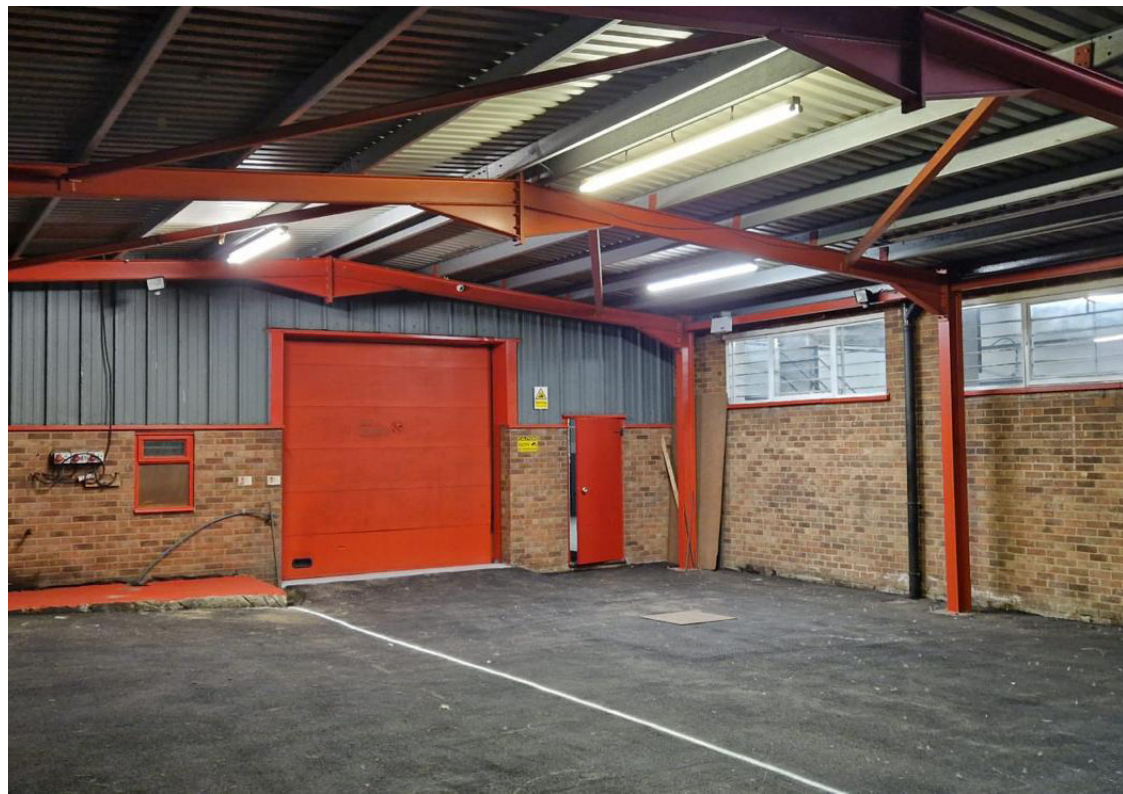
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// Ground Floor Plan

// Mez 1 Removed

