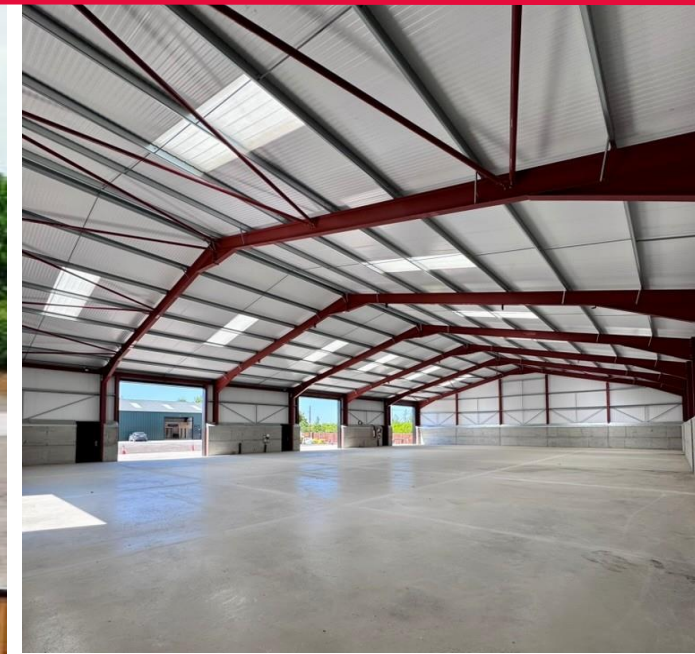


Unit A Godington Buildings, Bicester, OX27 9AE

To Let - Modern Vehicle Storage Unit with 10m deep yard - 8,255 sq ft



Sq Ft	Sq M	Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
8,255	766.91	B8 (Vehicle Storage)	£85,000	£0.60p per sq ft	TBC	To be assessed	B

Location

Godington Buildings are situated just 5 miles North of Bicester, off the A4421 Buckingham Road, with Junction 10 of the M40 London to Birmingham Motorway approximately 7 miles away. The A41 is also within 7 miles, the A34 within 8.5 miles and the famous Silverstone Circuit just 13 miles away.

Description

Unit A Godington Buildings forms part of a modern industrial development, set within a self-contained and secure site, with electric gated entrance.

The construction of Unit A is scheduled for completion in July 2025. The unit benefits from planning permission for B8 vehicle storage.

Specification will include:

- 5.3m to eaves (4.3m clear height) and 8.2m to apex
- Secure electric gated entrance to yard and building
- 10m deep reinforced concrete yard in front of the unit
- 35 KVA , 3 phase x 2 (up to 70 KVA if needed)
- Translucent (10%) roof lights
- Fibre Broadband connectivity
- 3 x Electric up and over roller shutter doors
- Internal and external LED Lighting
- 2m high steel reinforced concrete internal wall barriers
- CCTV and flood lighting
- 1 x 7 kWh EV Charger
- EPC B rating
- Potential for Solar Panel addition to reach EPC A net zero

Accommodation

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

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	766.91	8,255
Total		766.91	8,255

Terms & VAT

The premises are available on a new fully repairing and insuring lease at a rental of £85,000, subject to contract. VAT will be payable in addition at the standard rate.

Service Charge

A service charge contribution of £0.60p per sq ft per annum is payable in respect of the upkeep maintenance and repair of the landscaping and shared areas of the site. Full details are available upon request from White Commercial.

Services

We understand that the property is connected to mains water, drainage and three-phase electricity. None of these services have however been tested by the agents.

Business Rates

The unit will need to be assessed by the Valuation Office Agency for business rates. Further information and an estimate is available from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

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. June 2025