

# TRADE COUNTER & WAREHOUSE FOR LEASE



3 Wedgewood Road,  
Bicester, OX26 4UL

3,893 sq ft / 362 sq m  
Plus self contained yard



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)

## FORECOURT/ PARKING



### LOCATION

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

### DIRECTIONS

The building is close to the junction of Wedgewood and Churchill Road, situated opposite Howdens Joinery.

### THE PROPERTY

The unit is on Wedgewood Road, forming part of the established industrial estate to the east of the town centre.

The property has the following features:

- Self-contained yard with gates measuring 18 m by 10 m
- Trade counter and showroom
- Solar panels producing low electricity charge
- Warehouse with electrically operated roller shutter
- 3.50 metre eaves to warehouse
- Double glazing with security grills
- Modern kitchen and WC fittings
- Energy Performance Rating: C
- Three phase electric

## WAREHOUSE



### FLOOR AREAS

The property provides the following approximate areas:

Accommodation	sq ft	sq m
Trade Counter	1,630	151
Warehouse	1,825	170
Mezzanine	438	41
<b>TOTAL</b>	<b>3,893</b>	<b>362</b>

Plus Self-Contained Yard measuring 18 x 10 metres.

### RENT

£36,000 p.a. exclusive.

### LEASE

A new lease is available on terms to be agreed.

### BUSINESS RATES

The Rateable Value is £25,000 (2023/24). This is not the amount you pay. The expected annual rates payable is £12,500 based on the current multiplier.

### ENERGY PERFORMANCE CERTIFICATE

John Nicholls Plumbing Supplies 3 Wedgwood Road BICESTER OX26 4UL	Energy rating <b>C</b>
Valid until <b>9 November 2026</b>	Certificate number <b>9200-6917-0346-8520-8070</b>

### FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

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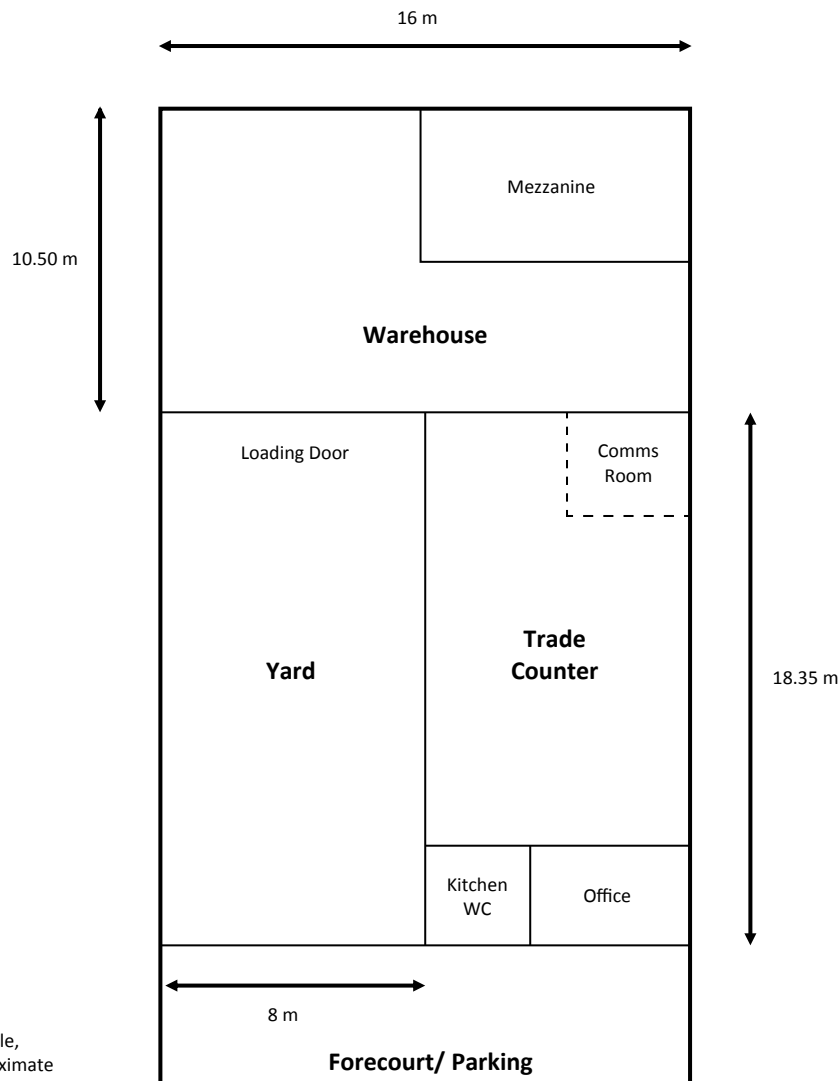
## YARD VIEW



## TRADE COUNTER



## FLOOR PLAN



Sketch plan not to scale,  
dimensions are approximate

### IMPORTANT NOTICE

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1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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