

# 10 Granville Way, Bicester, Oxon, OX26 4JT

## Refurbished Industrial / Warehouse Unit Available For Lease – 14,942 Sq Ft



CGI of Proposed External Refurbishment



Unit	Sq Ft	Sq M	Current Use	Rent Per Annum	Estimated Building Insurance PA	Rateable Value	EPC
10	14,942	1,388	B1/B2/B8	£125,000	£4,990.00	£87,500	C – 74

### Location

Unit 10 is situated within the well-established Granville Way Estate, off the Launton Road and accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and close to Bicester town centre.

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from J10 and only 4 miles from Junction 9 of the M40, further connecting the town to the A43 dual carriageway via the A41 trunk road.

### Description

Unit 10 is a two storey industrial unit benefitting from a large concrete front apron providing parking, together with self-contained and secure fenced yard area to the side elevation and covered store. The unit is currently being refurbished to provide new external cladding.

The building is constructed around a steel portal frame, incorporating concrete ground floors together with clad and block elevations, under pitched steel trussed clad and lined roofs; rolled at the eaves. Windows are of metal sealed double casement design. Unit 10 has a height to eaves of 5.4m and clear internal of 6.7m.

The unit has one electrically operated roller shutter door (4.85m H x 3.85m W).

**Accommodation** (Measured in accordance with the current RICS Code of Measuring Practice)

Unit	Floor	Use	Sq Ft	Sq M
10	Ground	Warehouse	9,987	928
	First	Offices	3,307	307
	First	Storage	1,648	153
<b>Total</b>			<b>14,942</b>	<b>1,388</b>

### Terms & VAT

Unit 10 is available on a new fully repairing and insuring lease, at £125,000 per annum exclusive of other outgoings and is subject to contract. The table above provides the main financials.

VAT is not currently payable however the landlord reserves the right to opt for taxation, if so deemed required.

### Business Rates

The Rateable Value for Unit 10 is £87,500. This is not what you pay. Further details are available from White Commercial or the local rating authority.

### Services

We understand that all mains' services are connected to the premises, including gas, electricity and three-phase power, water and mains drainage.

None of these services have been tested by the agents.

### Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via White Commercial.

Please contact Chris White or Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk) or [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

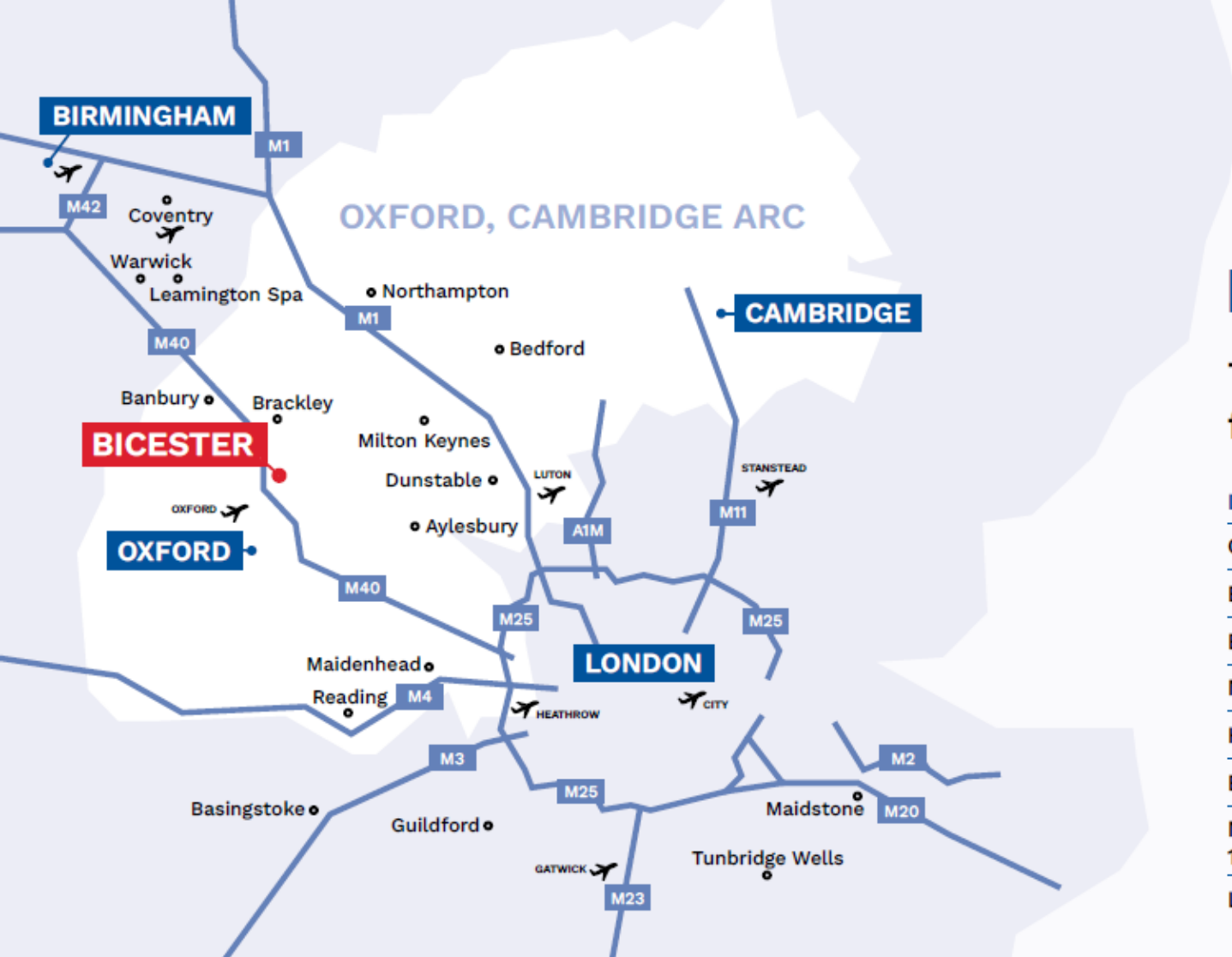


Chris White

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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. February 2025.



# BICESTER

## Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

## LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

