

Real Estate Advisors
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Commercial Agency

Development

Investment

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Modern two-storey Industrial unit with trade counter Nr Bicester | Buckinghamshire | 2,516 sq ft



FOR SALE

Address: Unit 1

Lodge Yard Bicester Road Woodham Nr Bicester

Buckinghamshire

Postcode: HP18 0QJ

Floor Area: 2,516 sq ft

Use: Class E

Tenure: Freehold

Price: On Application

■Excellent access to the A41

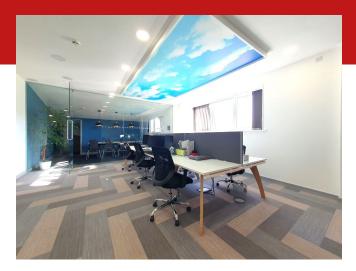
■High quality fit-out

■Level loading

■3.5m g/f ceiling height

■Trade counter frontage/reception ■50% share of yard

Unit 1 Lodge Yard Business Centre | Bicester Road | Woodham | Buckinghamshire | HP18 0QJ



Description

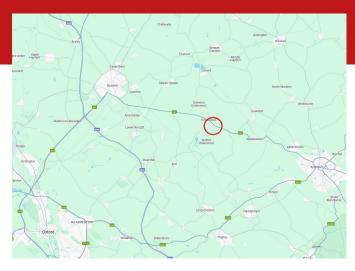
The premises comprises a modern, two-storey industrial unit incorporating trade counter frontage and reception, storage and WC facilities at ground floor, and high quality offices, meeting room and kitchen area at first floor. Externally there are six parking spaces and the purchaser shall benefit from a 50% share of the yard. Further information is available on request.

Location

Lodge Yard Business Centre is located just off of the A41 and is approximately equidistant between Aylesbury and Bicester.

The estate benefits from excellent communication links.

7.5 miles Bicester 8.5 miles Aylesbury Oxford 19 miles 18.5 miles Milton Keynes London 60 miles A41 0 miles A34 10 miles 10 miles M40 (J9) 24 miles M1 (J14)



Accommodation

The unit provides the following approximate gross internal floor areas.

Floor	Use	Sq ft
Ground	Store / Trade Counter	1,281
1st	Office	1,235
	Total	2,516

Terms / Price

The premises are available to purchase on a freehold basis, including a 50% share of the yard. Price is available on application.

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the estate. Further information is available on request.

VAT

It is understood that the unit is elected for VAT, and therefore shall be payable in addition.



Business Rates

The current rateable value is £10,000, which falls within the small business rates relief threshold and should therefore be eligible for 100% relief.

Interested parties should verify this information directly with Buckinghamshire Council on 0300 131 6000.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

EPC

Band D (93)

Viewings

Strictly by appointment via the sole agent.

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■ Location map

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