



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

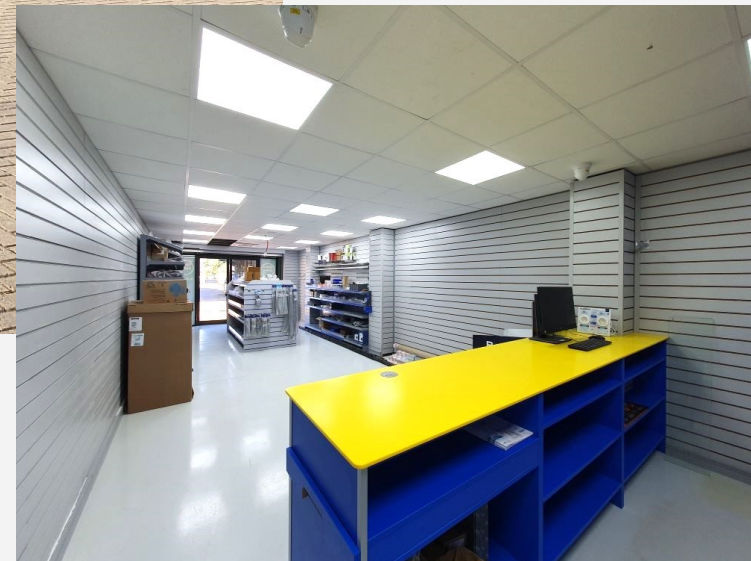
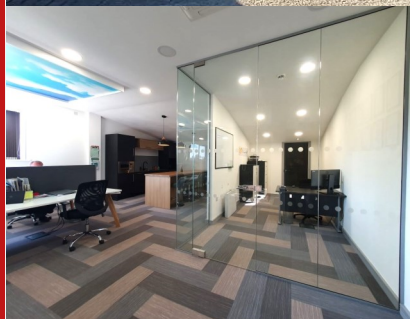
Postcode: HP18 0QJ

Floor Area: 2,516 sq ft

Use: Class E

Tenure: Freehold

Price: On Application



- Excellent access to the A41
- High quality fit-out
- Trade counter frontage/reception
- Level loading
- 3.5m g/f ceiling height
- 50% share of yard

Real Estate Advisors
Throughout The
Thames Valley

Commercial Agency

Development

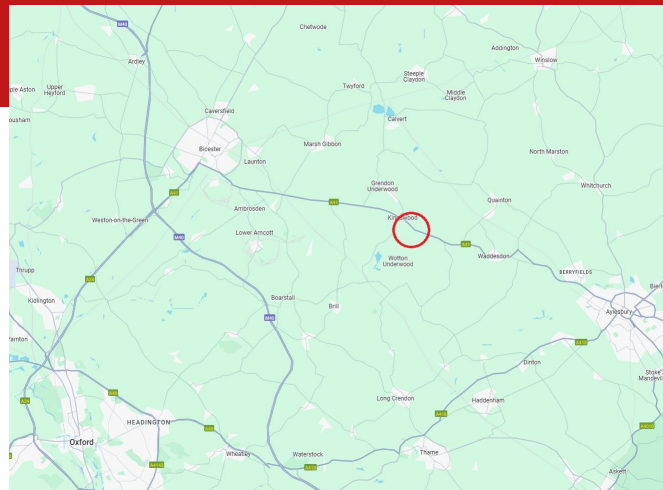
Investment

Angel Court
81 St Clement's
Oxford
OX4 1AW

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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.

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

Location map

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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