

TO LET

New Build Rural Storage Unit

Unit 3 | Grove Farm | Weston on the
Green | OX5 3DZ

///thigh.worker.offerings

Modern steel portal framed, profile clad insulated storage unit with single phase electricity, water and full height roller shutter loading door. Parking for four vehicles including loading bay.



adalta real adaltareal.com
01295 670 123

New Build Rural Storage Unit

The unit is located off the main A34 arterial route to the West of Bicester. It provides good links to J9 of the M40 which is only 5 minutes away. Bicester is 15 minutes drive and 20 minutes from Oxford.

Modern, steel portal framed, profile clad insulated storage units with electricity, water and full height roller shutter loading door. Shell unit with capped services and a 6m roller shutter door.

- Eaves height
- 6m Height shutter loading door
- Near to the main A34 trunk road
- Secure location accessed via private farm road
- External security lights

// Accommodation

Measurements are provided on a Gross Internal Area (GIA) basis:

	SQ FT	SQ M
	3,542	329.08

Warehouse 18.02m (D) X 10.09m (W)

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Tenure

Leasehold new flexible agreement available

// Rent

The rent will be £14/sqft equalling £49,600 pa +VAT

// Service Charge

N/A

// Insurance

Included in the rental

// Business Rates

TBA as the unit is under construction.

// EPC

TBA as the unit is under construction

// VAT

All figures are quoted excluding VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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