

TO LET

Detached Warehouse / Industrial Building

39,097 SQ FT (3,632 SQ M)

Colliers

020 7935 4499
colliers.com/uk/industrial

UNIT 5, AXIS J9, BICESTER

Middleton Stoney Road, OX26 1RT

- 10m clear internal height
- Three dock and one level access loading doors
- Detached with fenced self contained yard
- 51m yard depth
- 44 car parking spaces
- Lighting to warehouse
- First floor fitted offices
- BREEAM Very Good / EPC A+
- Located on established industrial park
- 3 miles from J9 M40

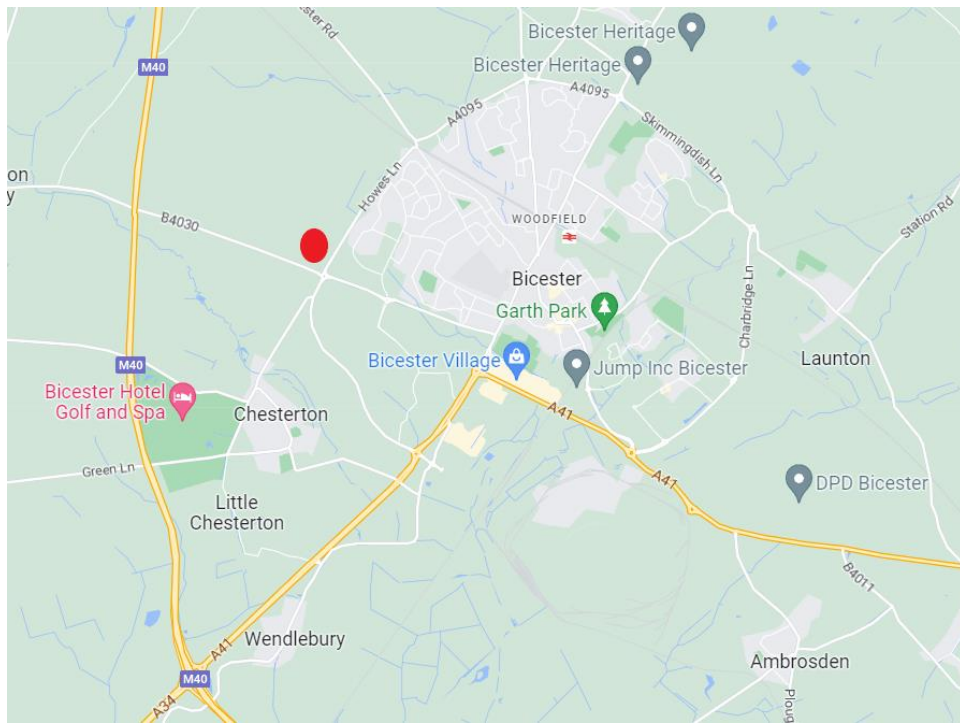


James Haestier

Mobile: 07818 038 009
Email: james.haestier@colliers.com

Max Russell

Mobile: 07732 405 799
Email: max.russell@colliers.com



Location

Axis J9 is prominently located on Bicester's perimeter road just to the west of the town and only 3 miles from Junction 9 M40 via Vendee Drive and the A41 dual carriageway. Bicester Village is approximately 1 mile to the east.

In addition to the M40, the location provides fast and easy access to the A41, A43 and A34

Description

The property comprises a modern detached industrial / warehouse building with ancillary office accommodation at first floor.

The unit benefits from three dock and one level access loading doors, 10m clear internal height, and lighting to the warehouse.

The first-floor offices benefit from lift and stair access, kitchenette and are carpeted with raised floor and suspended ceiling.

Externally, the unit is serviced by a fenced self-contained yard and car parking area with 44 marked spaces.

The unit is rated BREEAM Very Good and has PV Panels on the roof and a high tech security system

EPC

EPC rating of A+

Legal Costs

Each party responsible for their own costs incurred in any transaction.

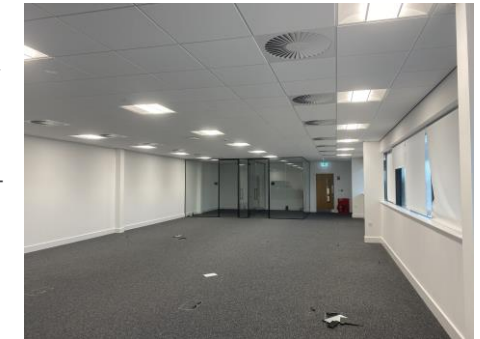
VAT

All figures are quoted exclusive of VAT.

Terms

The premises are available leasehold by way of a new lease direct from the landlord

Please contact the sole agents for further information or to arrange a viewing



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	36,146	3,358
Offices and ancillary	2,951	274
TOTAL	39,097	3,632



Colliers

James Haestier
07818 038 009
james.haestier@colliers.com

Max Russell
07732 405 799
max.russell@colliers.com

DISCLAIMER

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. March 2024

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.