

FULLY REFURBISHED WAREHOUSE

31 – 32 Murdock Road, Bicester, OX26 4PP



TO LET

35,047 sq ft (3,225 sq m)

£225,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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whitecommercial.co.uk



Sq Ft	Sq M	Rent	Service Charge Per Annum	Insurance Cost Per Annum	2017 Rateable Value	EPC
35,047	3,225	£225,000	TBC	TBC	To be assessed	D - 83 D - 76

LOCATION

Bicester is a thriving and expanding town in North Oxfordshire, strategically located at Junction 9 the M40 corridor, virtually midway between London and Birmingham and approximately 12 miles northeast of Oxford.

The premises are within easy reach of J9 of the M40; the town center and Bicester's two railway stations, Bicester North and Bicester Village, providing a national service.

DESCRIPTION

The premises comprise two connected and refurbished warehouse and industrial buildings with a secure rear yard area and quality offices to the front. The buildings are of traditional brick elevations with a metal truss roof incorporating translucent roof lights.

Eaves heights range from 5.5 metres to 7.9 metres and to the underside of the truss 4.6 metres to 6.8 metres in units 32 and 31 respectively.

Access is provided to the front and rear concrete surfaced yard areas via electrically operated loading doors. To the front of the building are integral two-storey, quality fully heated offices. These provide reception area, private offices, boardroom, kitchen and staff facilities.

SERVICES

All mains services are connected together with 3 phase power supply.

These services have not been tested by the agents.

ACCOMMODATION

Gross internal area measured in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

Unit	Floor	Sq M	Sq Ft
31 Murdock Road			
Warehouse		1403.2	15,104
Ground Floor Offices		234.94	2,529
First Floor Offices		234.94	2,529
Total		1,873.07	20,162
32 Murdock Road			
Warehouse		1,382.82	14,885
Total		1,382.82	14,885

TERMS & RENT

The premises are available on a new fully repairing and insuring lease at a rent of £225,000 per annum exclusive.

SERVICE CHARGE & INSURANCE COSTS

The building insurance premium and nominal service charge details are available from the sole agents.

EPC

The EPC rating for 31 Murdock Road and 32 Murdock Road is D – 83 and D – 76 respectively.

VAT

VAT is chargeable at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact: Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

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.

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