



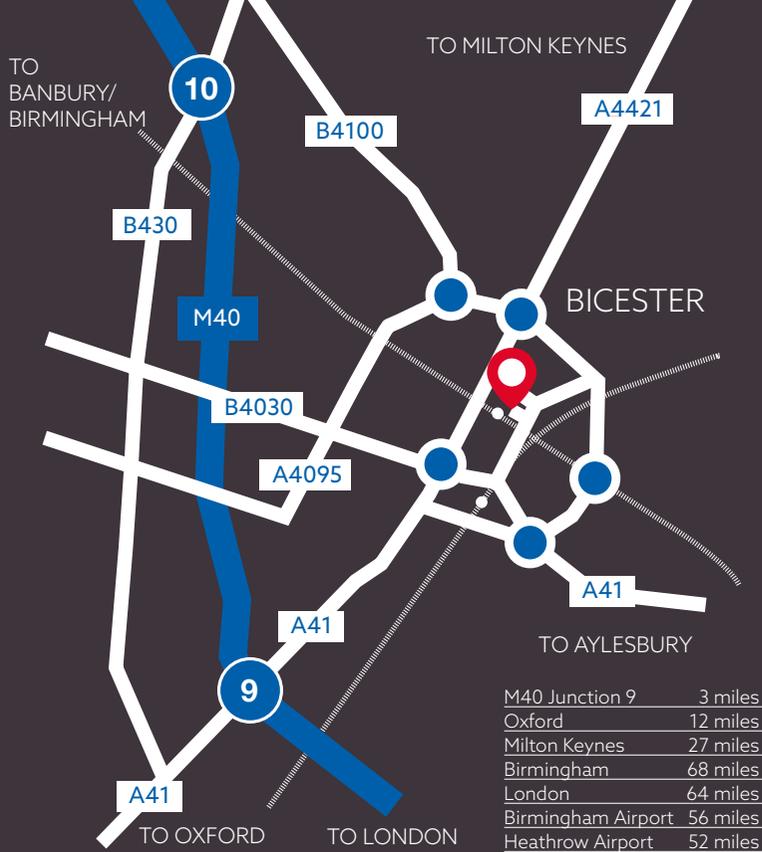
- High specification offices
- Central heating to offices
- Warm air heating to warehouse/production areas
- Sodium lighting to warehouse areas
- Within 3 miles of Junction 9, M40

TO LET REFURBISHED INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD AREAS



31-32 MURDOCK ROAD, BICESTER
OXFORDSHIRE OX26 4PP

- 35,255 Sq Ft approx
(3,275.11 Sq M)



LOCATION

Bicester is one of the fastest growing towns in the UK. It is a thriving and expanding North Oxfordshire town situated approximately 12 miles northeast of Oxford. The town is strategically located on the M40 corridor virtually midway between London and Birmingham.

It has exceptional road and rail connections. Junction 9 of the M40 is easily accessible, being only 3 miles distant and the town has the benefit of two railway stations, Bicester North and Bicester Village, providing a national service.

Bicester has been awarded Garden Town status which will deliver approximately 10,000 new homes over the next ten years. The internationally renowned Bicester Village Outlet Shopping Centre brings over six million visitors a year to the town in addition to the resident population of 30,000 which is expected to grow significantly over the next few years.

Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science based industries.

SITUATION

The subject premises are situated at Murdock Road within the heart of the main industrial area in Bicester.

DESCRIPTION

The premises comprise a fully refurbished warehouse/industrial building with a secure rear yard area and quality offices to the front.

The building is of traditional brick elevations with a metal truss roof and having 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 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 main services are connected to the property.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

Unit	Sq Ft	Sq M
Unit 31 Warehouse	15,327	1,423.96
Unit 31 Offices/Mezzanine	5,029	467.01
Unit 32 Warehouse	14,899	1,384.14
Total gross internal area	35,255	3,275.11

BUSINESS RATES

To be reassessed.

TERMS

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



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

D-83. Full certificate on request.

VAT

All prices and rents quoted exclude any VAT which will be payable at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



Email:
jgreaves@lsh.co.uk
creaney@lsh.co.uk
ccorderly@lsh.co.uk



Email:
chris@whitecommercial.co.uk
harvey@whitecommercial.co.uk

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