

Quality Town Centre Office Accommodation

St Edburgs Hall Office Suites

Priory Road, Bicester, Oxfordshire, OX26 6BL



TO LET
2,155 sq ft
£40,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk

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commercial.co.uk

Sq Ft	Sq M	Use	Rent Per Annum	Inclusive Service Charge PA	2017 Rateable Values	EPC Rating
2,155	200.21	Class E	£40,000	£18,317.13	£19,000 & £1,775*	D - 91

LOCATION

The town of Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham and some 12 miles north of Oxford via the A34/A41 trunk road. Bicester is approximately 3 miles from junction 9 of the M40, connected by the dual carriageway of the A41 trunk road.

The town centre shops and services are within easy walking distance, with Bicester's two mainline train stations providing an easy connection to London, Birmingham and Oxford.

The property also affords views of the famous Bicester Village Retail Shopping Outlet, attracting over 6 million visitors per year.

The property is located in a prominent position on the corner of London Road and Priory Road, with London Road being one of Bicester's main arterial routes.

DESCRIPTION

St Edburg's Hall is a significant, three-storey stone-built building dating from the late 19th Century and has been constructed in a traditional Arts and Crafts style.

The building has been sympathetically refurbished, retaining its history and character, providing modern quality office suites over its two principal floors and glazed balcony level.

FACILITIES

- 24/7 access
- Utilities and services covered via service charge
- Air conditioning in some offices
- Kitchen and tea-points
- Fibre broadband connection available at tenants own cost
- Access to meeting room/event space at Perch Coworking
- Off-street and local parking
- Shared building services managed and maintained

SERVICES

Mains water, electricity, and drainage are connected to the property but have not been tested by the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ACCOMMODATION (Measured in accordance with IPMS)

Floor	Use	Sq Ft	Sq M
Ground	Store	210	19.51
First	Offices	1,760	163.51
Balcony	Offices	185	17.19
TOTAL		2,155	200.21

TERMS

The property is available on a new effective fully repairing and insuring lease, on terms to be agreed, at a rental of £40,000 pax.

Service Charge

A service charge is payable in respect of the maintenance and cleaning of the common areas and includes all utilities, rubbish collection, building insurance and external building maintenance. A copy of the budget is available from White Commercial.

Rateable Value*

We understand from the Valuation Office Agency website that the rateable value for the first floor is £19,000 and that the balcony level has a rateable value of £1,775. This is not what you pay. Further details are available from the White Commercial.

360 TOUR

A 360 Tour of the building has been produced – see below:

<https://my.matterport.com/models/ZuaAVDMCNJo?section=media>

VAT

The building is VAT registered and VAT will therefore be payable in addition to the rental figure at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact: Chris White or Harvey White of White Commercial

Tel: 01295 271000

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

or Contact: Neil Wild of Wild Property Consultancy

Tel: 01869 814400

Email: neil@wild-property.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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01295 271000