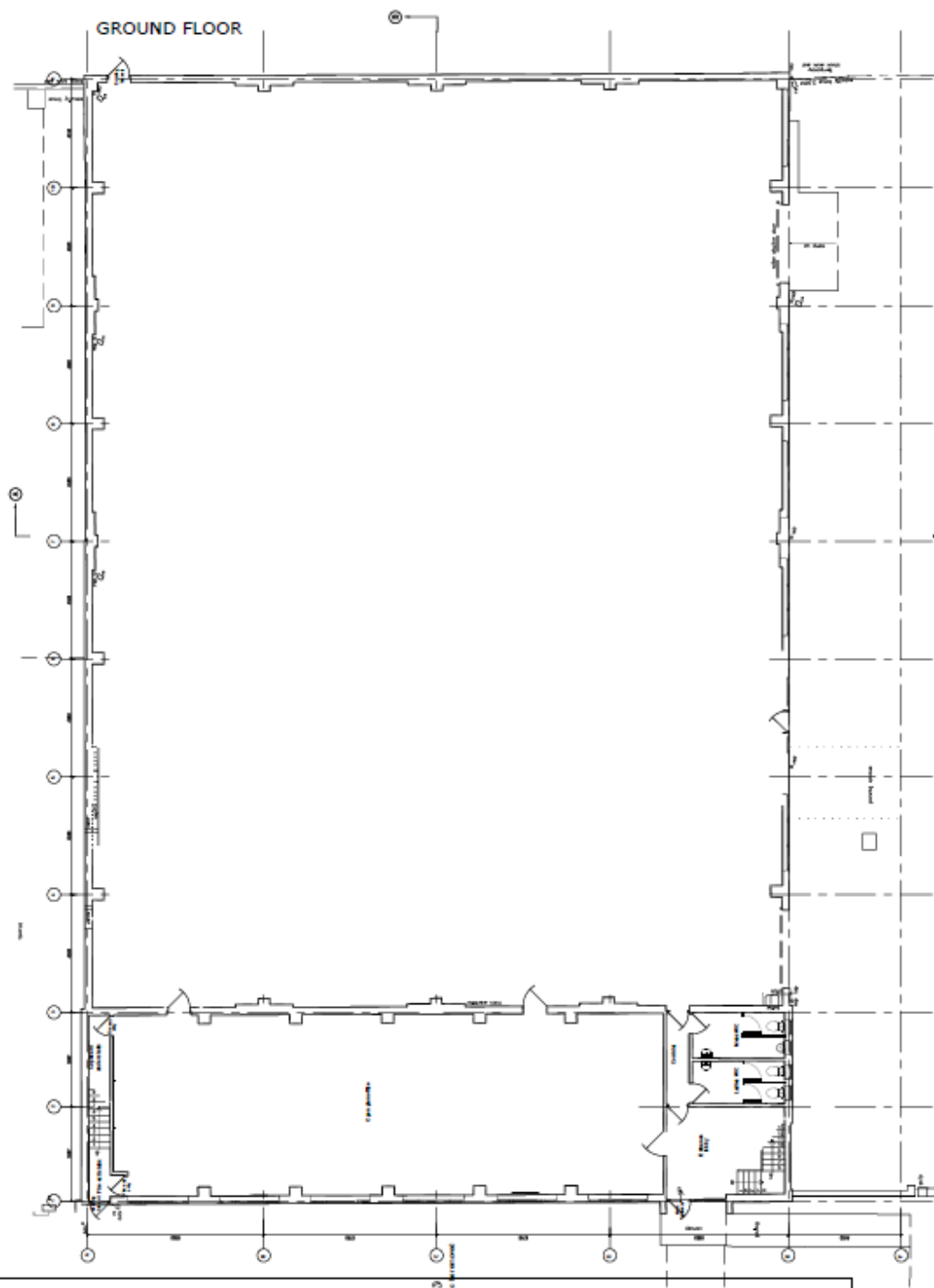


41 Murdock Road, Bicester, Oxfordshire, OX26 4PP

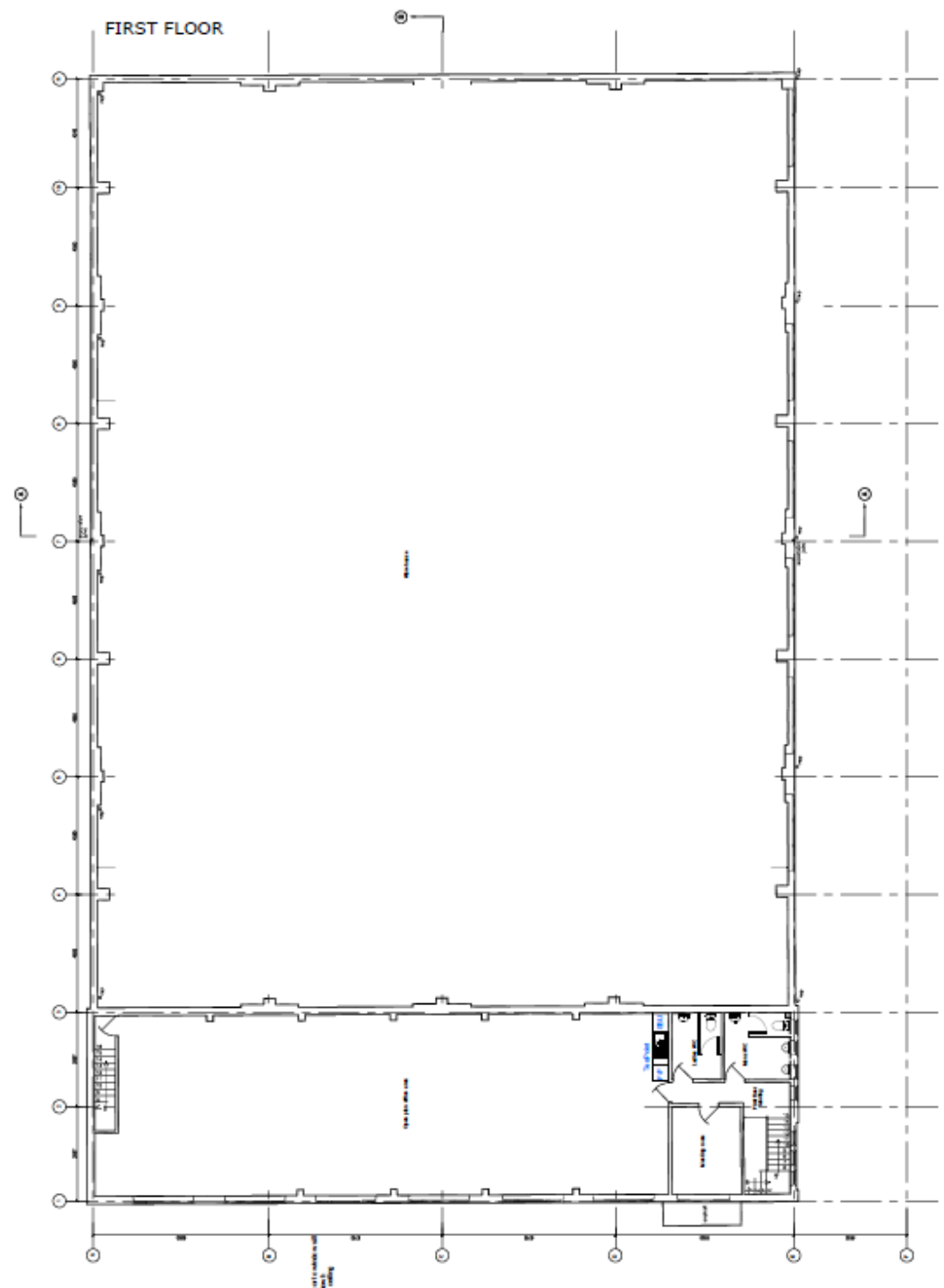
To Let – 14,388 sq ft - Fully Refurbished Industrial Unit with Secure Yard



GROUND FLOOR



FIRST FLOOR



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
14,388	1,336.67	B1/B8	£200,000	N/A	£4,620	£78,000	Expected B

Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. 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.

The building is situated at Murdock Road on the established Launton Road Industrial Estate in Bicester.

Description – Fully Refurbished

The premises comprise a detached warehouse/industrial unit of brick construction having a double pitched clad roof with a secure gated yard area and parking.

The building is to be fully refurbished including new cladding, a detailed specification and plan are available from White Commercial.

Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	974.82	10,493
	Offices	361.85	3,895
	Total	1,336.67	14,388

Rental Terms & VAT

The premises are available on a new full repairing and insuring lease at a rental of £200,000 per annum, exclusive of other outgoings and subject to contract. We are advised that VAT will be payable in addition.

Services

We understand that the property is connected to mains water, drainage, electricity and gas. These services have not been tested by the agents.

Business Rates

The Rateable Value for the building is £78,000 per annum. This is not what you pay, and further information is available from White Commercial and also via the local charging authority.

EPC

The EPC for the property is currently E-124 however following refurbishment we expect to reach a B rating.

Service Charge

There is currently no service charge payable.

Viewing and further information

Please contact Chris White & Harvey White

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

www.whitecommercial.co.uk | 01295 271000

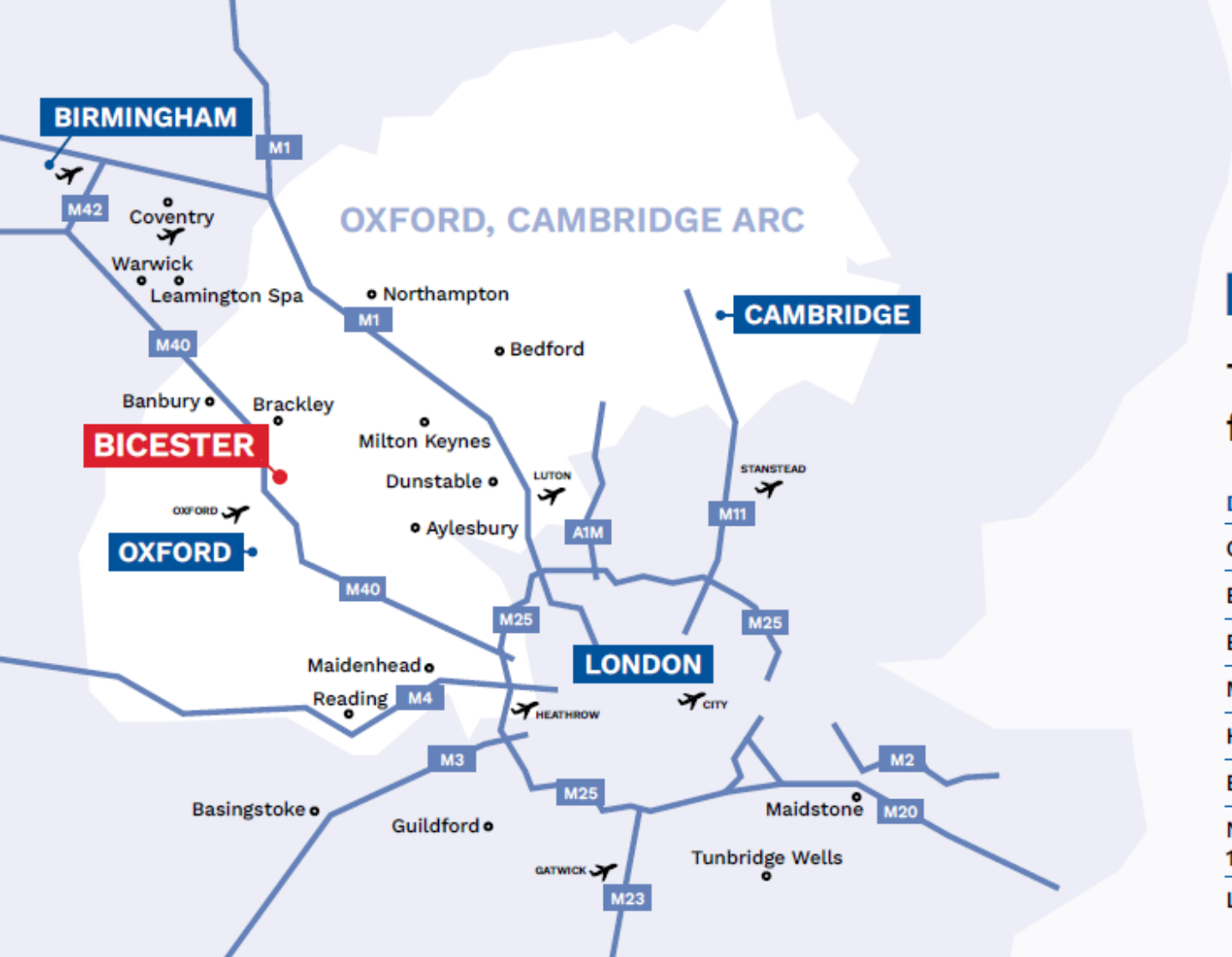


Chris White

Harvey White

FURTHER INFORMATION

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. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. November 2024



BICESTER

Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

