

To Let

Fully Refurbished Industrial Unit with Secure Yard

CBRE

41 Murdock Road Bicester OX26 4PP

14,388 Sq Ft (1,337 Sq M) Approximately



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Location

41 Murdock Road is situated in Bicester on the Launton Road Industrial Estate on the London to Birmingham M40 corridor approximately 12 miles north of Oxford on the A34/A41 trunk road. Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (4 min drive/1 mile) and Bicester Parkway (5 min drive/1.4 miles) with direct links to London Marylebone (from 50 mins), Birmingham (from 1 hr) and Oxford City (18 mins).

Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors, as well as advanced manufacturing and distribution/logistics. Also, internationally known due to Bicester Village Designer Retail Outlet which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Racing Bulls F1, Fresh Direct, EP Barrus, British Bakels, Ocado DPD and with a new major HQ facilities being developed for Siemens Healthcare, Evolito and YASA, a spin-out from the University of Oxford.

Description

41 Murdock Road comprises 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 upon request.

Accommodation

The property comprises the following:-

Accommodation	Sq Ft	Sq M
Ground floor warehouse	10,493	975
Ground floor offices	3,895	362
Total	14,388	1,337



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Terms **Services**

The premises are available to on FRI terms at a rental of £200,000 per annum exclusive.

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

Business Rates **EPC**

RV: £78,000. Actual rates payable can be confirmed by local authority

E-124 current. Following refurbishment expected rating to be "B".

Service Charge **Lege Costs**

N/A

Each party to be responsible for their own legal costs.



CONTACTS

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