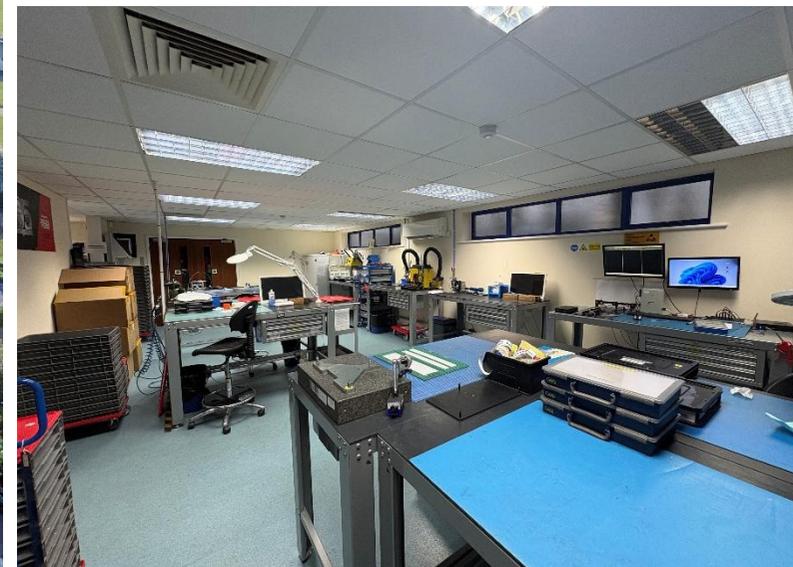


Faraday House, 7 Landscape Close, Bicester, OX25 3SX

For Lease – Modern Two Storey Production/Offices – 2,985 sq ft



Red line for identification purposes only



Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	2026 Rateable Value	EPC
2,985	277	£45,000	N/A	£386.42	£39,750	B - 43

Location

Faraday House comprises a modern self-contained two storey office building located at Weston Business Park on the B430, connecting the Oxford to Bicester A34 with Junction 10 of the M40 London to Birmingham Motorway.

Weston Business Park has good access to both Bicester and Oxford and is situated in a quality business park environment. Other local occupiers include Continental Landscapes, P A Turney, CorTec, The Old Flight Centre, Weston Manor Hotel Oxford and Bicester Golf Club, also with Bicester Village only a ten-minute drive.

Description

The property comprises a two-storey office/production unit with external elevations in brickwork under a pitched and hipped tiled roof. The premises provides a mixture of individual and open plan accommodation.

A concertina sliding door is included to the ground floor elevation of the building for loading/unloading purposes (2.6m H x 2.45m W).

Kitchen and WC facilities are provided to ground and first floors, including a shower. Heating to the building is via individual wall-mounted a/c units.

Car parking is available within the premises boundary.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Production/Office	1,476	137
First	Offices	1,509	140
Total		2,985	277

Terms & VAT

The property is available on a new effective fully repairing and insuring lease, with terms to be agreed and subject to contract at a rent of £45,000 per annum, exclusive of other outgoings. We are advised that VAT will be payable in addition to the rent.

Service Charge and Building Insurance

There is no service charge payable. The landlord will provide building insurance and will recover the proportionate premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Services

We understand that all main services are provided to the property, excluding gas. None of these services have however been tested by the agents.

Business Rates

The Rateable Value for the ground floor is £39,750. This is not what you pay, further information is available from White Commercial or via the Local Charing Authority upon request.

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

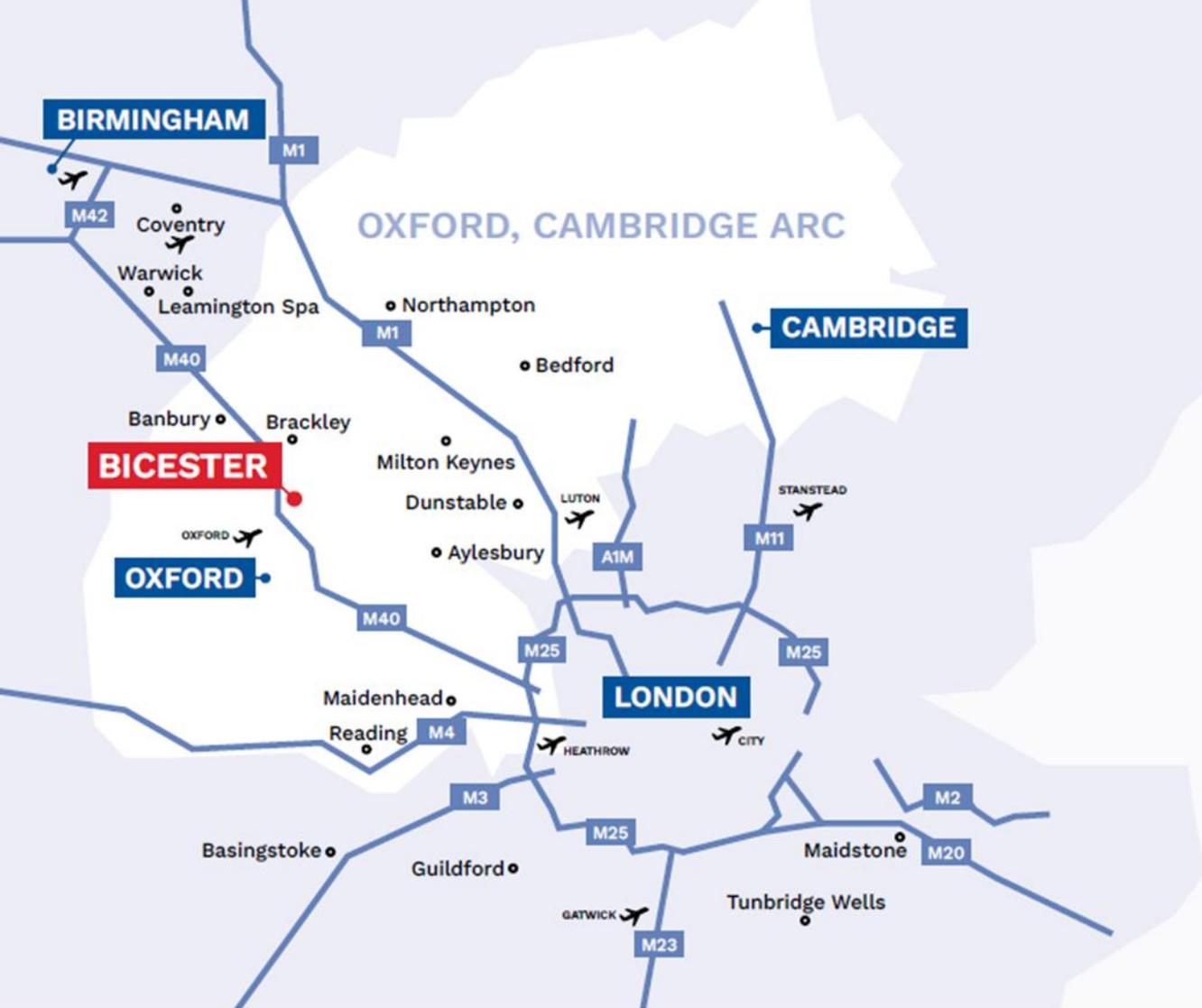


Chris White

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. February 2026



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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.

