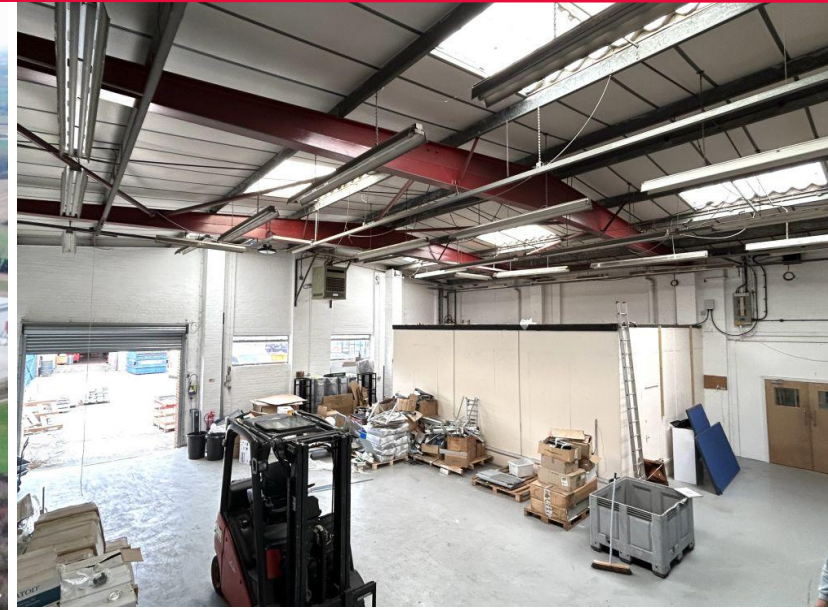


Cappis House, Telford Road, Bicester, OX26 4LD

For Lease – Warehousing/Industrial Premises – 2,873 sq ft

Red line is provided for identification purposes only



| Sq Ft | Sq M | Rent Per Annum Exclusive | Service Charge | Building Insurance PA | Rateable Value | EPC |
|-------|--------|--------------------------|----------------|-----------------------|----------------|---------------|
| 2,873 | 266.91 | Yellow - £25,000pax | Contribution | Yellow - TBC | To be assessed | Yellow - C-53 |

Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from J10 and only 4 miles from Junction 9 of the M40

Cappis House is situated within the well-established Telford Road Industrial Estate, accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and close to Bicester town centre.

Description

The property comprises warehouse and production areas (yellow and red areas as per plan above) at either end of the site, linked by office accommodation and welfare block (cyan – now fully let), together with a shared central secure and gated yard.

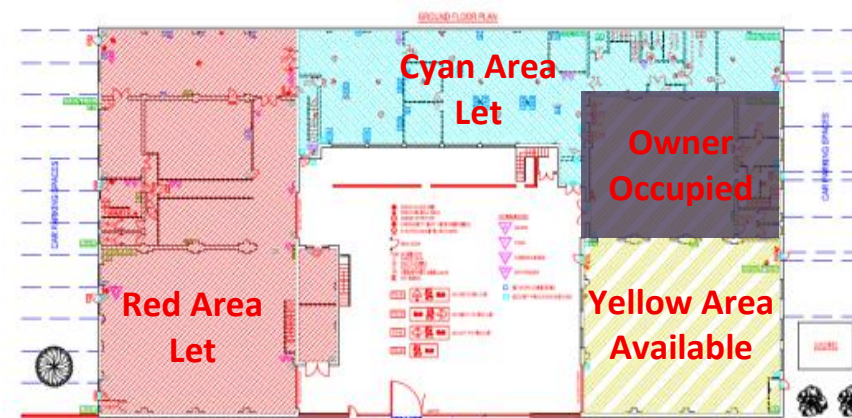
The available warehouse unit (yellow on plan) is constructed around a steel portal frame with brick painted walls, concrete floors and pitched lined insulated roof with translucent panels, with a height to eaves of 4.94m and 5.1m to the ridge. One roller shutter door serves the unit (3m x 3m) providing access into the secure yard area. A mezzanine has also been fitted (5.2m x 14.28m).

Services

We understand that three phase electricity, mains water, drainage and gas are connected to the property. These services have however not been tested by us.

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

| Description | Floor | Sq M | Sq Ft |
|-----------------------------|--------|---------------|--------------|
| Warehouse Premises (Yellow) | Ground | 266.91 | 2,873 |
| Total | | 266.91 | 2,873 |



Terms & VAT

The yellow warehouse unit is available on an effective fully repairing and insuring basis at a rental of £25,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

Service Charge & Building Insurance

There is a non-accountable service charge contribution payable, capped at £3,000pa. The lessor can provide further details upon request as to what any likely charges are intended to cover. The lessor will also insure the premises and will recover the relevant proportionate premium from the lessee annually in advance. The lessee will however be responsible for organising their own contents insurance.

Business Rates

The rateable value for the sole warehouse premises will need to be reassessed. Further information and estimates can be obtained via the local charging authority.

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

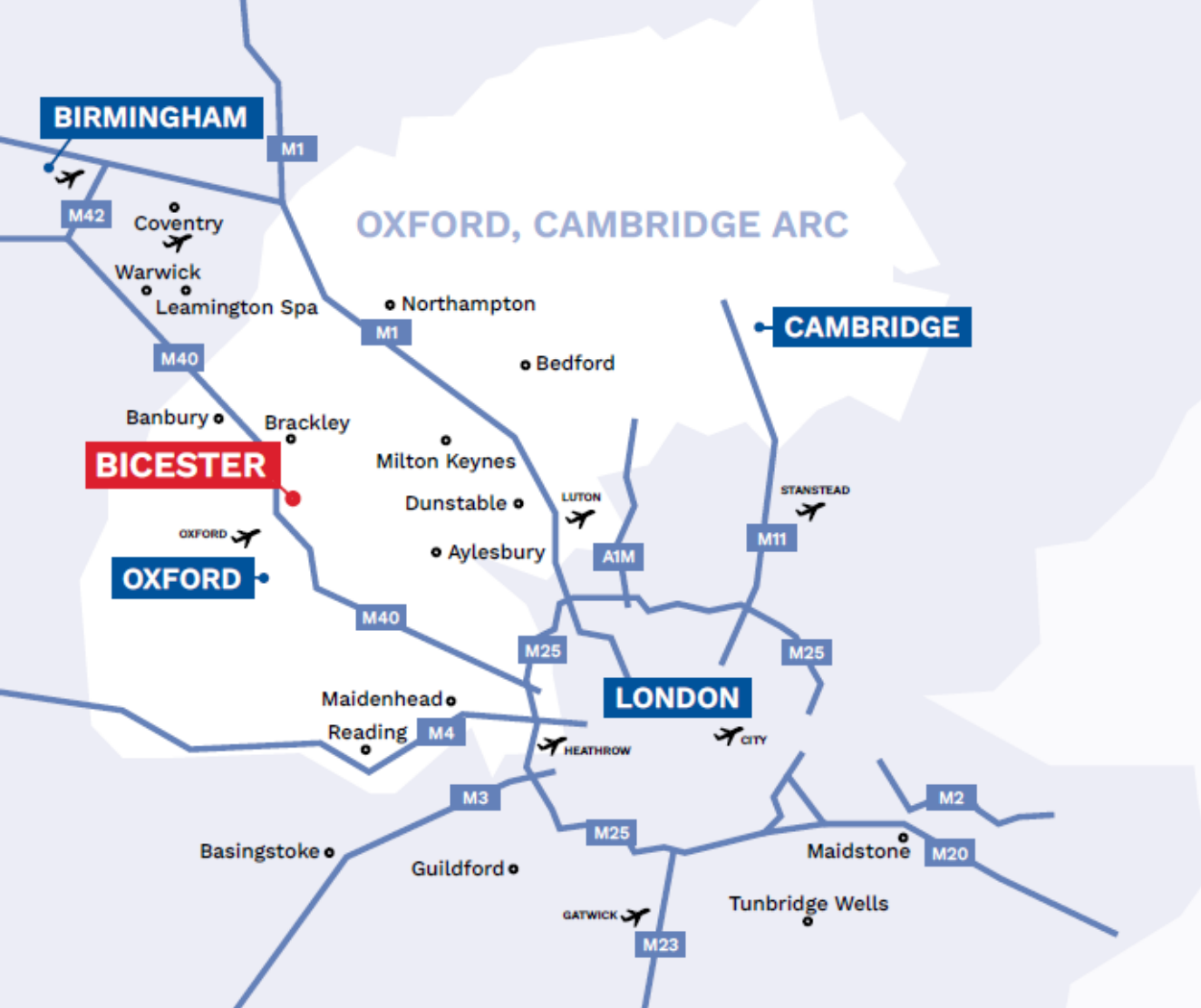
Harvey White

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. January 2026.

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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.

