

**23a Murdock Road, Bicester, Oxfordshire, OX26 4PP**  
**For Lease – Refurbished Industrial Unit – 4,770 sq ft**

**white**  
commercial.co.uk



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
4,770	443.15	B1/B8	£60,000	N/A	£1,380 (2024)	£36,750	D - 88

#### 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

The premises comprise a terraced warehouse/industrial unit constructed around a portal frame with block clad walls. The unit has been refurbished to include a new roof, WC and kitchenette, upgraded electrics and full redecoration. The unit has a height to eaves of 5.33m, with two large electronically operated roller shutter doors, measuring 5.24m x 5m high.

A concrete shared hardstanding yard and parking is provided to the units frontage.

#### Accommodation

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

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	443.15	4,770
<b>Total</b>		<b>443.15</b>	<b>4,770</b>

#### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. January 2026.

#### Terms & VAT

The premises are available on a new fully repairing and insuring lease at a rent of £60,000 per annum, exclusive of other outgoings and subject to contract.

VAT will be payable in addition.

#### Service Charge

There is currently no service charge payable.

#### Services

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

#### Business Rates

Unit 23a has a Rateable Value of £36,750. This is not what you pay. Further information is available from White Commercial and/or via the local authority.

#### EPC

The EPC for the property is currently D-88 but is to be reassessed following the refurbishment. This may result/is likely to see a better grading achieved.

#### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

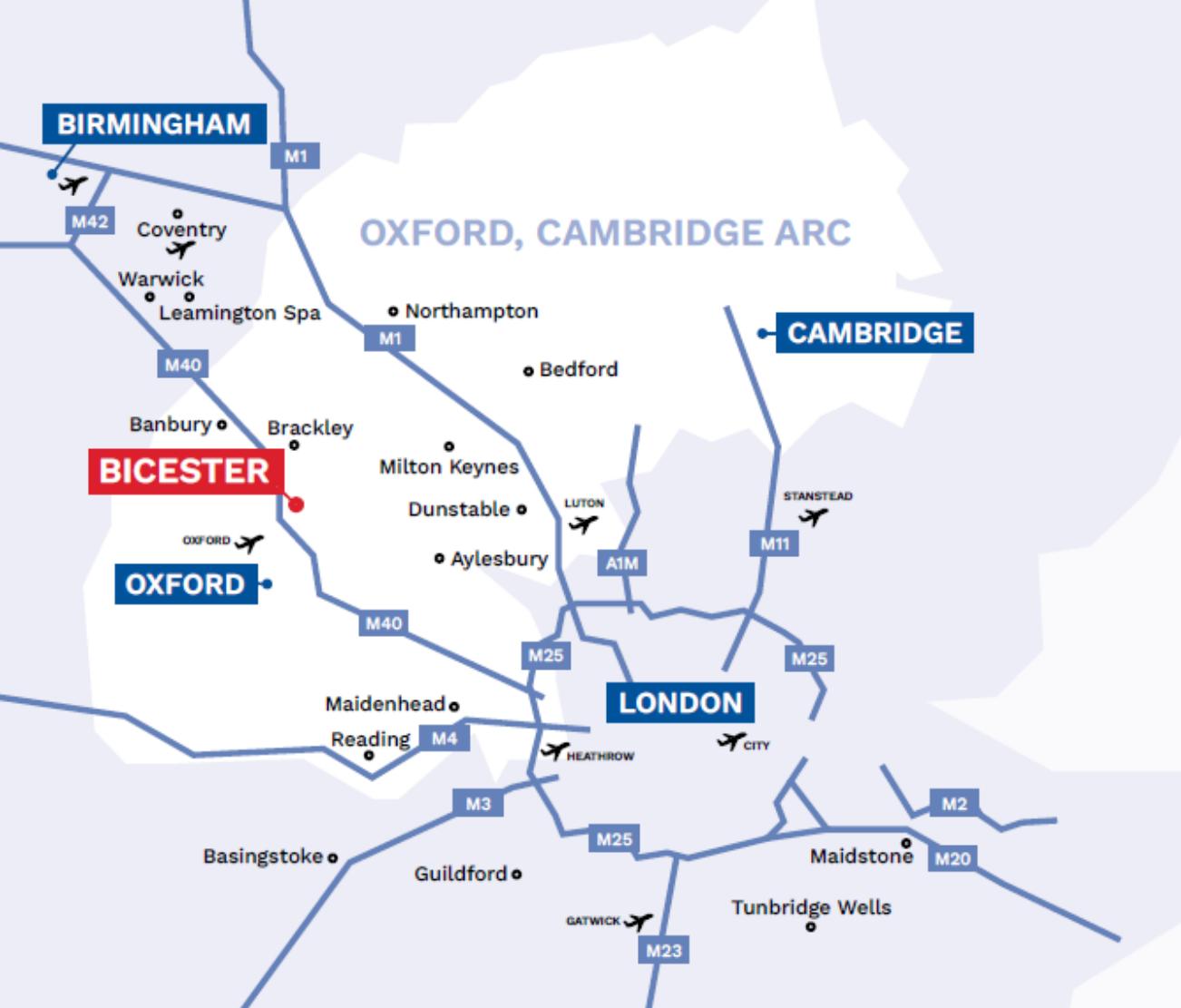
[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000



Chris White



Harvey White



## 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.

## 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