

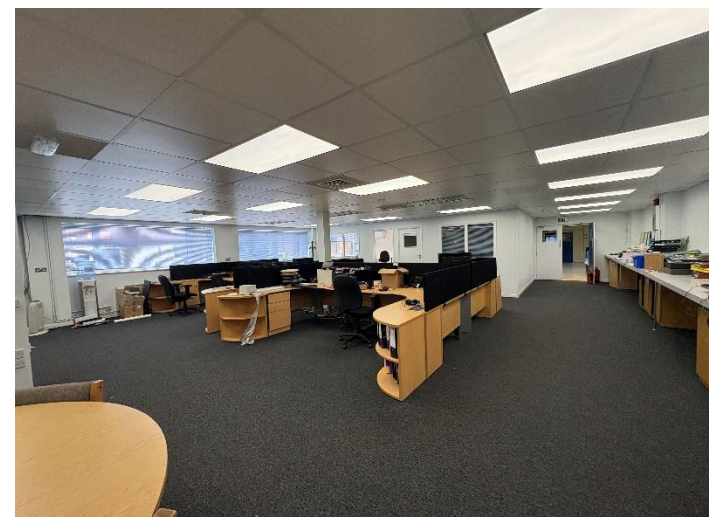
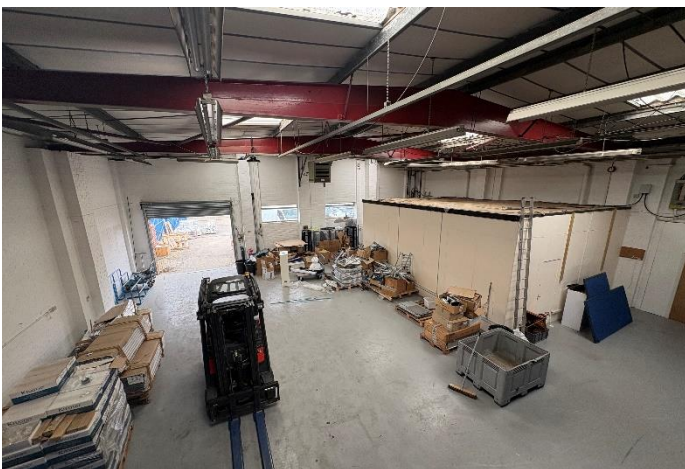
Cappis House, Telford Road, Bicester, OX26 4LD

For Lease - Industrial / Production Unit and Offices – from 3,915 – 8,846 sq ft

Red line is provided for identification purposes only



white
commercial.co.uk



Sq Ft	Sq M	Rent Per Annum Exclusive	Service Charge	Building Insurance PA	Rateable Value	EPC
8,846	821.81	Yellow - £42,000 Cyan - £33,500	N/A	Yellow – £444.74 Cyan - £353.10	To be assessed	Yellow - D-82 Cyan - 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), together with a central secure and gated yard and is currently being cleared.

Access at either end is currently shared, as offices to first floor are occupied on a lease by Soft Pauer (expiring in 2026) and EZ Charge (owner occupier).

Both warehouse areas are 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 each warehouse unit (3m x 3m) both providing access into the secure central yard area. A mezzanine has also been fitted to the rear warehouse (5.2m x 14.28m).

Production areas mainly comprise brick clad walls, concrete floors and suspended grid ceilings incorporating LED panels/strip lighting, with a height of 2.95m.

The mainly open plan offices linking both production and warehouse areas comprise linoleum/carpeted floor coverings on concrete, with plaster painted walls, suspended ceilings incorporating LED lighting, together with comfort cooling and some private perimeter offices, including board room. The attached welfare block includes storage, 2x kitchens, WC facilities, plus plant room.

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

Description	Floor	Sq M	Sq Ft
Warehouse & Production (Yellow)	Ground	458.10	4,931
Offices and Welfare Block (Cyan)		363.71	3,915
Total		821.81	8,846

Terms & VAT

The premises are available either separately or combined on an effective fully repairing and insuring basis. Rents are as per the table above and are exclusive of other outgoings and subject to contract.

VAT will be payable in addition at the standard rate.

Service Charge & Building Insurance

There is no service charge payable. The lessor will insure the premises and will recover the relevant proportionate premium from the lessee annually in advance. The lessee will be responsible for organising contents insurance.

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.

Business Rates

The rateable values for the premises will need to be assessed. Further information is and estimates are available from the agents or 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



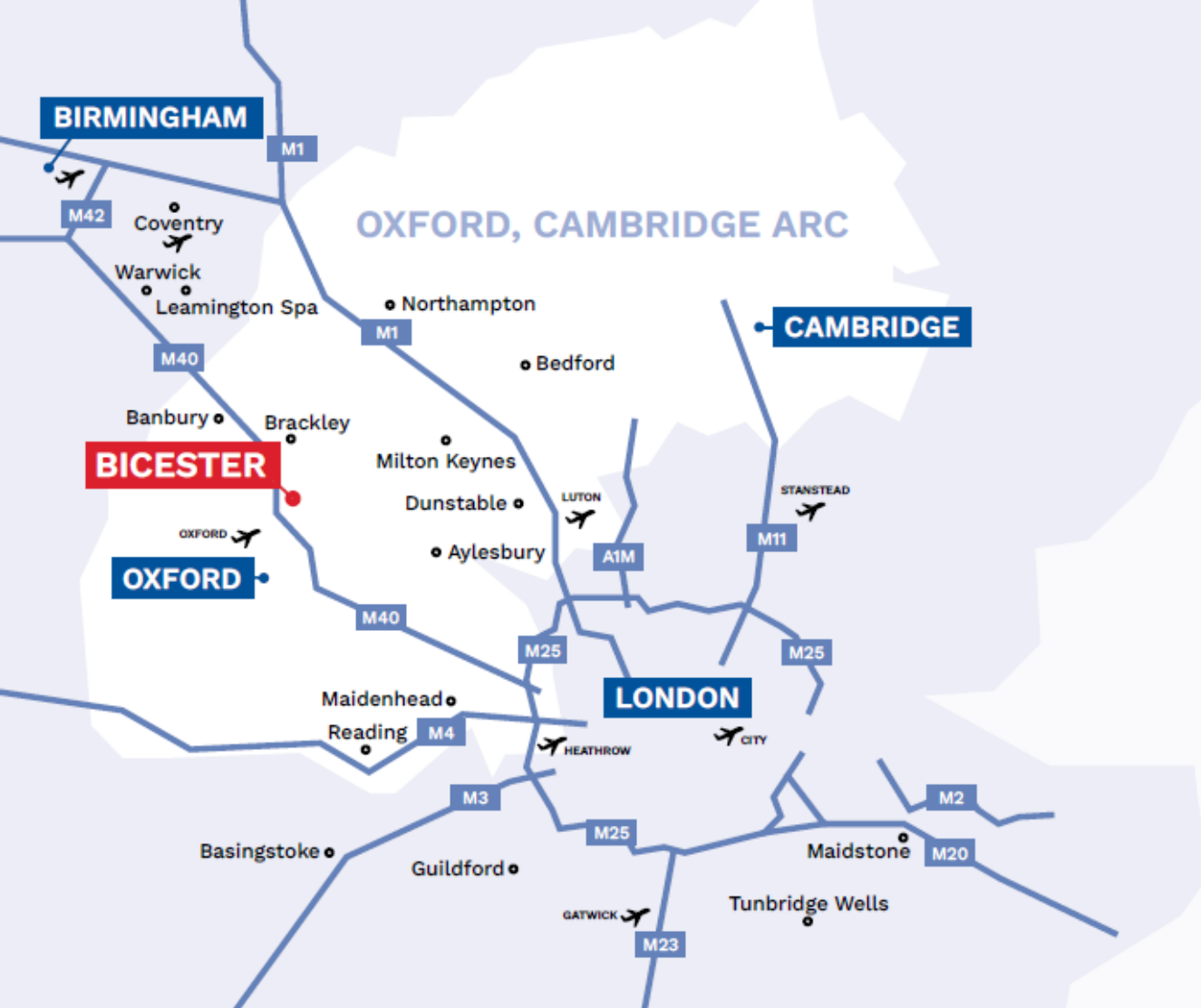
Chris White



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. August 2025.



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.

