



34B Murdock Road, Bicester, OX26 4PP

Summary

- Rent: £81,400 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D

Contact & Viewings



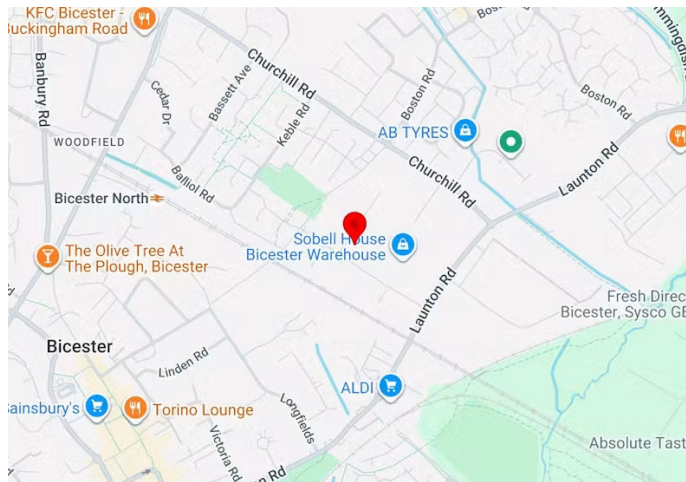
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Key Points

- End of Terrace Unit
- Warehouse with Trade Counter
- Mezzanine Floor
- 5.5m Eaves Height
- Roller Shutter Loading Door
- Established Industrial Estate

Description

The property comprises an end of terrace warehouse/industrial unit of steel frame construction under a double pitched insulated profile steel roof. It benefits from a trade counter entrance with adjacent parking, and includes a mezzanine floor providing additional accommodation.

Location

The property is located on Murdock Road, just off Launton Road, on the well-established Launton Road Industrial Estate in Bicester. Bicester lies adjacent to Junction 9 of the M40, midway between London and Birmingham, and 12 miles north of Oxford. The town is served by two railway stations providing regular services to Oxford and London (Marylebone and Paddington).



Accommodation

Name	sq ft	sq m	Availability
Ground	7,414	688.78	Available
Mezzanine	2,217	205.97	Available
Total	9,631	894.75	

Viewings

Strictly by appointment with the joint agents Chaston Conway or Wild Property Consultancy.

Terms

The property is available by way of an assignment of the existing lease, which expires 24th June 2033, at a current rent of £81,400 per annum, with a rent review on 25 June 2030.

Rateable Value

The Rateable Value with effect from 1st April 2026 is £54,000. This is not the rates payable. Interested parties are advised to make their own enquiries of the local billing authority (Cherwell District Council) to confirm the rates payable.

