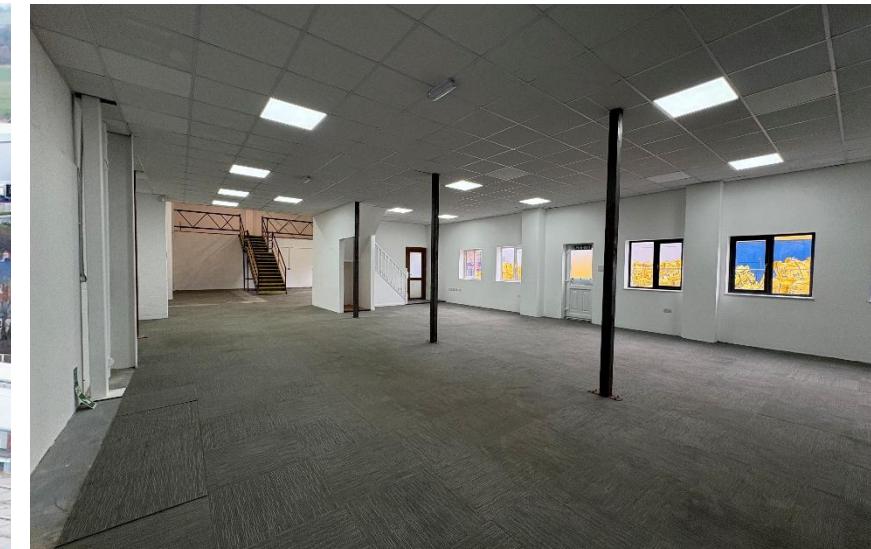


Unit L10, Area D, Telford Road, Bicester, Oxfordshire, OX26 4LD
For Lease – Modern Light Industrial Unit – 5,870 sq ft

white
commercial.co.uk



Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	2026 Rateable Value	EPC
5,870	545.30	£45,000	Circa £324.00 PA	£2,679.30	£53,500	E - 120

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, further connecting the town to the A43 dual carriageway via the A41 trunk road.

Unit L10 is situated prominently at the front of the well-established Telford Road Industrial Estate, which is accessed off Launton Road, just off Bicester's southern ring road and Charbridge Lane (A4421), close to Bicester town centre.

Description

The premises forms part of a larger building, with the newly available space having recently been refurbished; comprising a self-contained light industrial/warehouse unit to ground floor and accessible via level access roller shutter door to the front elevation (3.15m H x 4m W), together with quality refurbished first floor offices.

Within the industrial/warehouse, heights range from 3.15m to suspended ceiling at the front of the premises, to 5.5m to eaves within the rear warehouse.

The refurbished offices benefit from air-conditioning, LED lighting, floor boxes, separate kitchen with break out area, 2x WC's and a server room. The offices are mainly open plan, with individual offices provided to the perimeter, with integral blinds. There are further office areas/storage positioned over the warehouse area.

6 car parking spaces with 3 x EV chargers (with infrastructure in place for 1 extra) are allocated to the unit, situated to front elevation.

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

Floor	Use	Sq Ft	Sq M
Ground	Industrial	3,397	315.58
First	Office/Stores	2,473	229.72
Total		5,870	545.30

Terms & VAT

The unit is available on a new internal repairing lease, with terms to be agreed subject to contract at a rent of £45,000 per annum.

We are advised that no VAT is payable upon the rental figure.

Service Charge

There is a 'service charge contribution' payable in respect of the gardening, water costs, boiler service & cleaning/maintenance of the roof.

Services

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

Business Rates

The Rateable Value for the property is £53,500 per annum. This is not what you pay, further information is available from the local 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



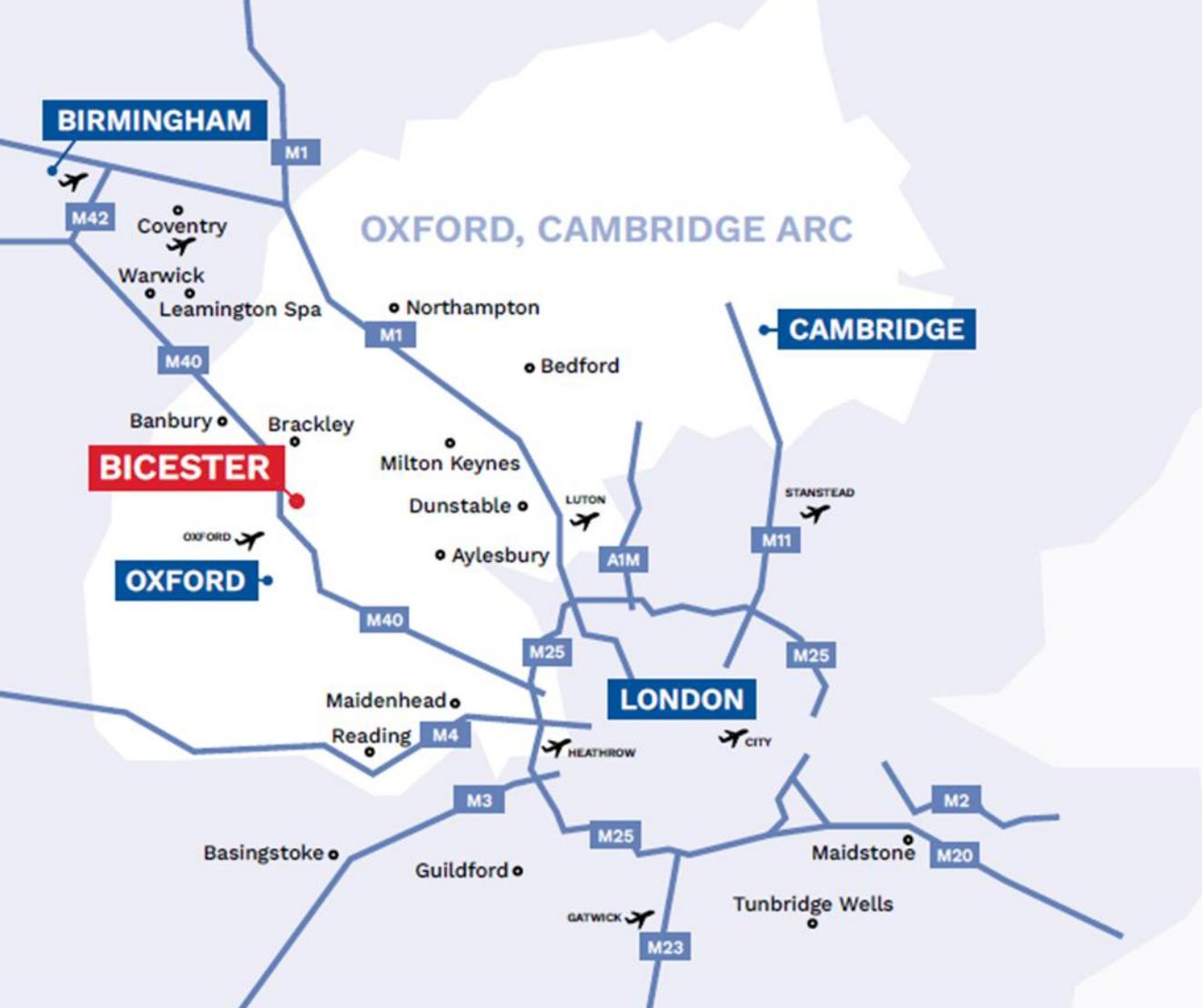
Chris White



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. February 2026.



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