

7 Wedgwood Road, Bicester, Oxfordshire, OX26 4UL

For Lease – Refurbished Light Industrial Unit – 3,535 sq ft

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Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	2026 Rateable Value	EPC
3,535	328.38	£40,000	£0.30p per sq ft	£1,186.23	£29,250	D - 92

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.

The unit is situated on the Wedgwood Road Industrial Estate, just off Launton Road, the most established Industrial Estate in Bicester.

Description

The premises comprise an end of terrace recently refurbished industrial unit, constructed around a steel portal frame, incorporating painted concrete ground floors with brick and clad elevations, under a similarly clad roof, which is rolled at the eaves. There is a height to eaves of 5.6m, underside of the haunch 4.95m and 5.9m to the apex.

The unit benefits from LED lighting, gas blower to warehouse, together with level access door (4m wide x 5m high), separate reception area, WC at ground and first, with kitchen facilities to the ground floor.

Quality refurbished first floor offices exist to first floor, with separate WC and meeting room/private office. Comfort cooling/heating is provided.

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

Floor	Use	Sq Ft	Sq M
Ground	Industrial	2,871	266.70
First	Offices	664	61.68
Total		3,535	328.38

Terms & VAT

The unit is available on a new fully repairing lease, with terms to be agreed and subject to contract, at a rent of £40,000 per annum exclusive.

We are advised that VAT is payable upon the rental figure.

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.

Service Charge

There is a 'service charge contribution' payable in respect of external maintenance. Further information is available upon request.

Business Rates

The Rateable Value for the property is £29,250 per annum. This is not what you pay, further information is available from the local authority.

Viewing and further information

Please contact the agents:
Harvey White and Molly Baughan

Email: harvey@whitecommercial.co.uk
and molly@whitecommercial.co.uk

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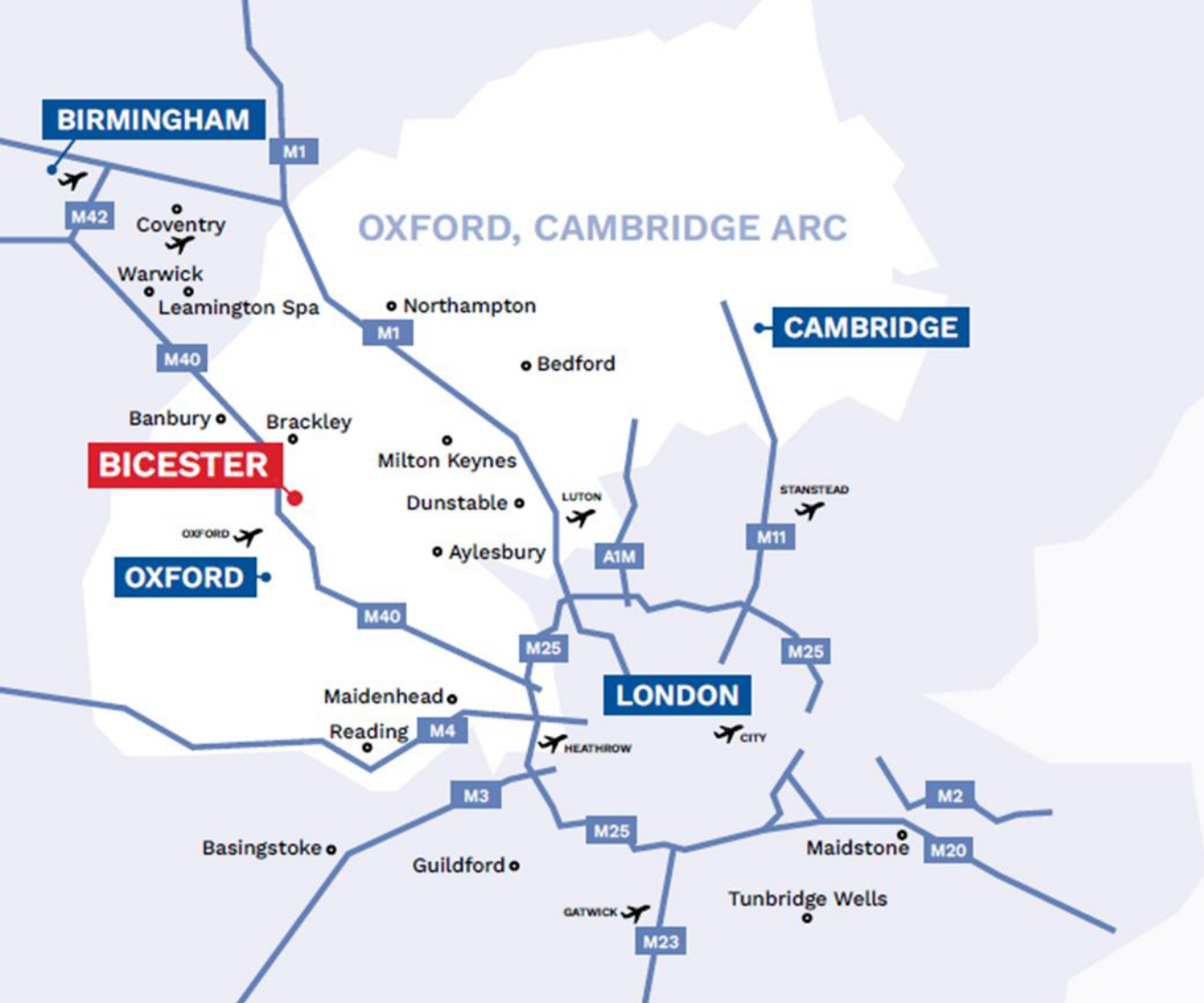
Harvey White



Molly Baughan

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. May 2026.



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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.

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