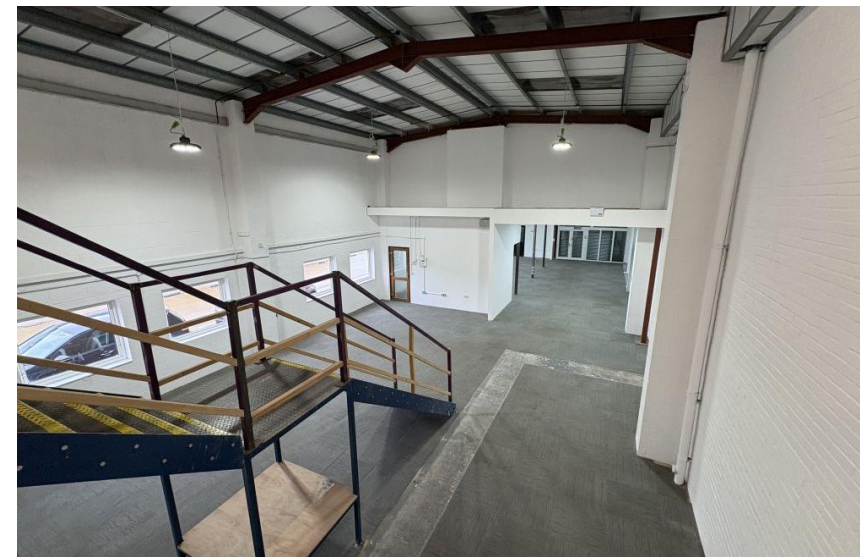


Industrial/Showroom, L10D Telford Road, Bicester, Oxfordshire, OX26 4LD
For Lease – Modern Light Industrial Unit – 5,870 sq ft



Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	2026 Rateable Value	EPC
3,888	361.24	£31,500	Circa £240 per annum	£1,962.16	To be reassessed	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 L10D is situated prominently at the front of the well-established Telford Road Industrial Estate and opposite various trade counter occupiers such as Screwfix, Halfords and Topps Tiles. Telford Road is accessed off Launton Road and Bicester's southern ring road Charbridge Lane (A4421), close to Bicester town centre.

Description

The premises is positioned at end of terrace, forming part of a larger building. The accommodation has recently been refurbished; comprising a self-contained light industrial/showroom unit to ground floor and accessible via level access roller shutter door to the front elevation (3.15m H x 4m W).

Height to suspended ceiling at the front of the premises is 3.15m, increasing to 5.5m to eaves within the rear warehouse.

There is a mezzanine area to the rear of the property, together with office/storage areas positioned at first floor over the front industrial/showroom.

Car parking spaces are available, 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	2,317	215.21
Mezzanine	Stores	509	47.32
First	Office/Stores	1,062	98.72
Total		3,888	361.24

Terms & VAT

The premises are available on a new internal repairing lease, with terms to be agreed subject to contract at a rent of £31,500 per annum.

Additional office accommodation of 1,421 sq ft can also be provided. Further information and costs are available upon request via the agents.

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

Service Charge

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

Services

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

Business Rates

The rateable value for the industrial/showroom will need to be reassessed. Further information and an estimate can be obtained via the local authority.

Viewing and further information

Please contact Chris White & Harvey White

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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. June 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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