

The Freight Terminal, Bicester Road, Enstone, OX7 4BZ
Warehouses, Offices & Secure Open Storage For Lease
5,985 sq ft to 24,048 sq ft on a site of 1.98 acres

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Area	Acres	Unit Sq Ft	Unit Sq M	Use	Rent Per Annum	Service Charge PA	Rateable Value PA	EPC
Whole	1.98	24,048	2,234	Industrial/Storage	£160,000	£0.50p per sq ft	Whole Site - £84,000	C - 56
Red Site	0.47	5,985	556	Storage	£30,000			N/A
Orange Site	0.24	1,420	132	Storage	£5,000			N/A
Blue Site	1.27	16,643	1,546	Warehouse/Office	£125,000			C - 56



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

Red Site – Red hatching – circa 20,788 sq ft – or 0.477 acres

Floor	Use	Sq Ft	Sq M
Ground (Old)	Storage	3,628*	337
Modern Building	Storage	937	87
New Building	Storage (to be built)	1,420	132
Total		5,985	556

*Area to be checked

Orange Site – Orange hatching – 10,456 sq ft – or 0.24 acres

Site	Use	Sq Ft	Sq M
Potential Unit	Storage	1,420	132

Blue Site – Blue hatching – 16,643 sq ft inc Offices (portable buildings in addition) on 1.27 acres – offices can be let separately

Warehouse/Portacabin Areas

Floor	Use	Sq Ft	Sq M
Ground Floor	Portacabin (Portable)	TBA	TBA
Ground Floor	Warehouse	4,884	454
Ground Floor	Warehouse/Industrial	10,367	963
Ground Floor	Portable Units X4	1,290 each	120
Ground Floor	Portable Unit X1	1,550	144

Separate Office Block within Blue Site

Floor	Description	Sq ft	Sq M
Ground	Office	696	64.66
First	Office	696	64.66

Location

Enstone Freight Terminal occupies a prominent position on Bicester Road (A44) at Enstone, Oxfordshire approximately 14 miles to the northwest of Oxford.

The M40 motorway, which connects London with Oxford and Birmingham, is located approximately 10 miles to the east of the property, the site being midway between Oxford, Chipping Norton and Woodstock. The property benefits from excellent road connectivity, with convenient access to the A34, A40 and M40 motorway, providing links to Oxford, Banbury, Birmingham and London.

Situated directly opposite Enstone Business Park, one of Oxfordshire's established commercial locations, the property is surrounded by a range of industrial, storage and distribution occupiers. The rural setting combines excellent accessibility with a secure and private working environment, making it well suited to a variety of industrial and logistics operations.

Description

Enstone Freight Terminal offers a secure site of circa 1.98 acres providing flexible industrial office and secure open yard/storage opportunities, available either as individual units or as a whole to suit a range of occupier requirements.

The Red Site comprises approximately 5,985 sq ft of warehouse/storage accommodation together with approximately 0.48 acres of secure yard. The space includes an existing storage building, a modern storage unit and a proposed new storage building.

The Orange Site provides approximately 0.24 acres of secure open storage land, with the potential for an additional 1,420 sq ft storage building, subject to completion.

The Blue Site comprises approximately 1.27 acres incorporating a 10,367 sq ft industrial warehouse, a further 4,884 sq ft warehouse, a range of portable storage units and associated yard areas. A detached two-storey office building extending to approximately 1,392 sq ft is also available by separate negotiation or as part of a wider letting.

The site benefits from extensive hardstanding suitable for HGV movements and external storage, together with secure gated access, CCTV and 24-hour availability. The flexible layout enables occupiers to lease individual areas or combine multiple lots to create a larger operational base.

Terms & VAT

The sites and buildings are available on new fully repairing and insuring leases, with terms to be agreed, subject to contract. We are advised that VAT will be payable in addition.

Service Charge

There is a contributory service charge payable in respect of the cleaning and maintenance of the shared areas including access roads, gate, landscaping and fencing. Full details are available from White Commercial. See costs above

Services and Electricity Supply

We understand that all main services are provided to the property, excluding gas. The power supply provides circa 11 MVA to the site including 3-phase. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the whole site is £84,000 per annum – and will require reassessment for individual lettings. This is not what you pay and further information is available from White Commercial and the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

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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. July 2026.