The Freight Terminal, Bicester Road, Enstone, OX7 4BZ

Warehouses, Offices & Secure Open Storage Available For Sale

16,643 sq ft on a site of 1.27 acres

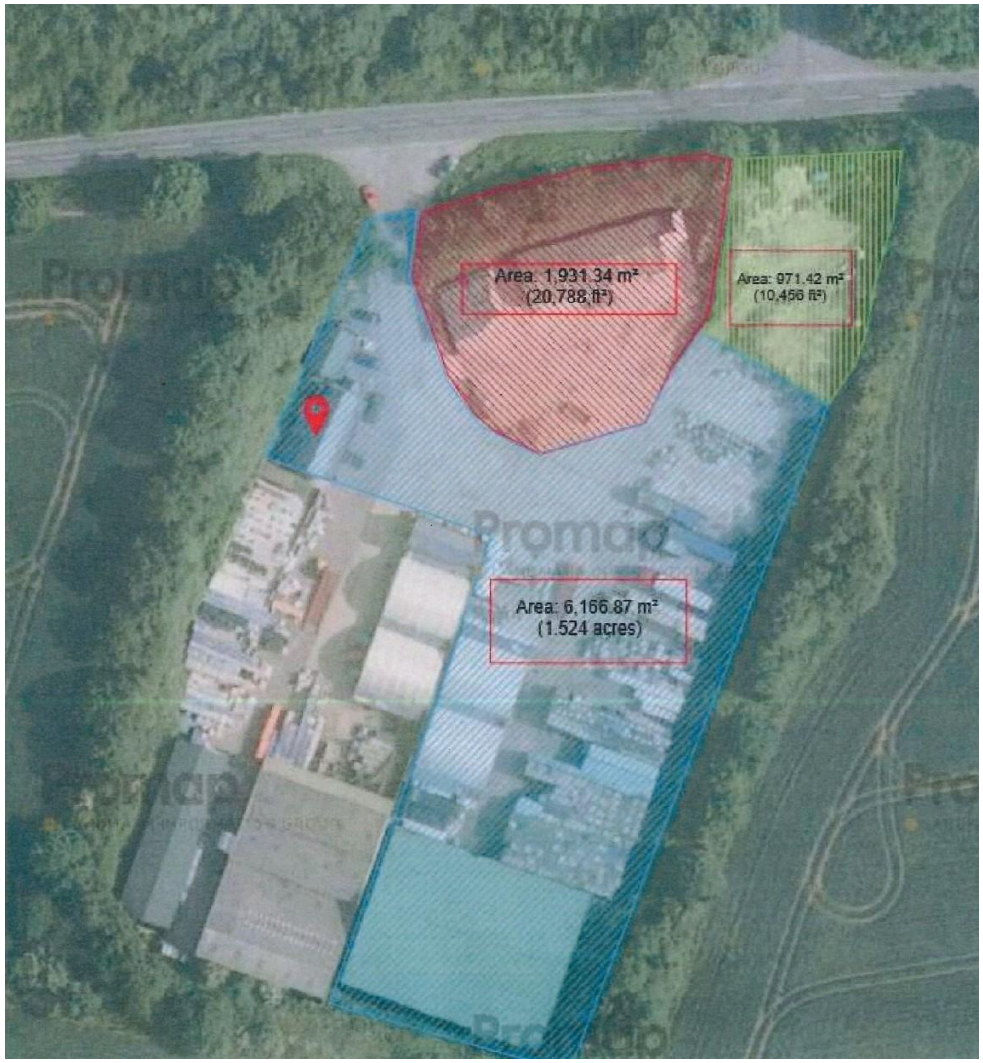
white commercial.co.uk







Area	Acres	Unit Sq Ft	Unit Sq M	Use	Freehold	Service Charge PA	Rateable Value PA	EPC
Blue Site	1.27	16,643	1,546	Warehouse/Office	£1.6 Million	£0.50p per sq ft	To be assessed	C - 56



Accommodation Measured in accordance with the RICS Code of Measuring Practice.
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 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 including buildings is available Freehold at a price of £1.6 million, 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 therefore require reassessment. 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.