

# 59 Murdock Road, Bicester, Oxfordshire, OX26 4PP

For Lease – Warehouse/Industrial Unit with Offices and Secure Yard – 5,817 sq ft



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
5,817	540.42	B1/B8	POA	N/A	£948.47	£40,250	D -84

### Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by excellent rail services, connecting the town to London Marylebone, Birmingham Snow Hill and Oxford.

Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science-based industries.

Unit 59 is situated at Murdock Road within the well-established Launton Road Industrial Estate in Bicester.

### Description

The premises comprise quality warehouse/industrial accommodation, due to be fully refurbished, including a secure rear yard area and incorporating quality offices to the front elevation at ground and first floors. Eaves height to the middle section warehouse is 3.67 metres and 5.56 meters within the rear warehouse.

Access to the front and rear buildings is via 2x electrically operated loading doors. The integral two-storey offices also provide a reception area, kitchen and WC facilities. Full details of the refurbishment are available upon request.

**Accommodation** (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	367.71	3,958
	Offices	88.07	948
First	Offices	84.63	911
<b>Total</b>		<b>540.42</b>	<b>5,817</b>

### Rental Terms & VAT

The premises are available on a new full repairing and insuring lease, exclusive of other outgoings and subject to contract.

VAT will be payable in addition.

### Service Charge

There is no service charge payable.

### Services

We understand that the property is connected to mains water, drainage, electricity and gas. These services have however not been tested by the agents.

### Business Rates

The Rateable Value for Unit 59 is £40,250 per annum. This is not what you pay. Further information is available from White Commercial or via the local charging authority.

### EPC

The EPC for the property is currently D-84 however following the refurbishment, this is anticipated to reach at least a C rating.

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

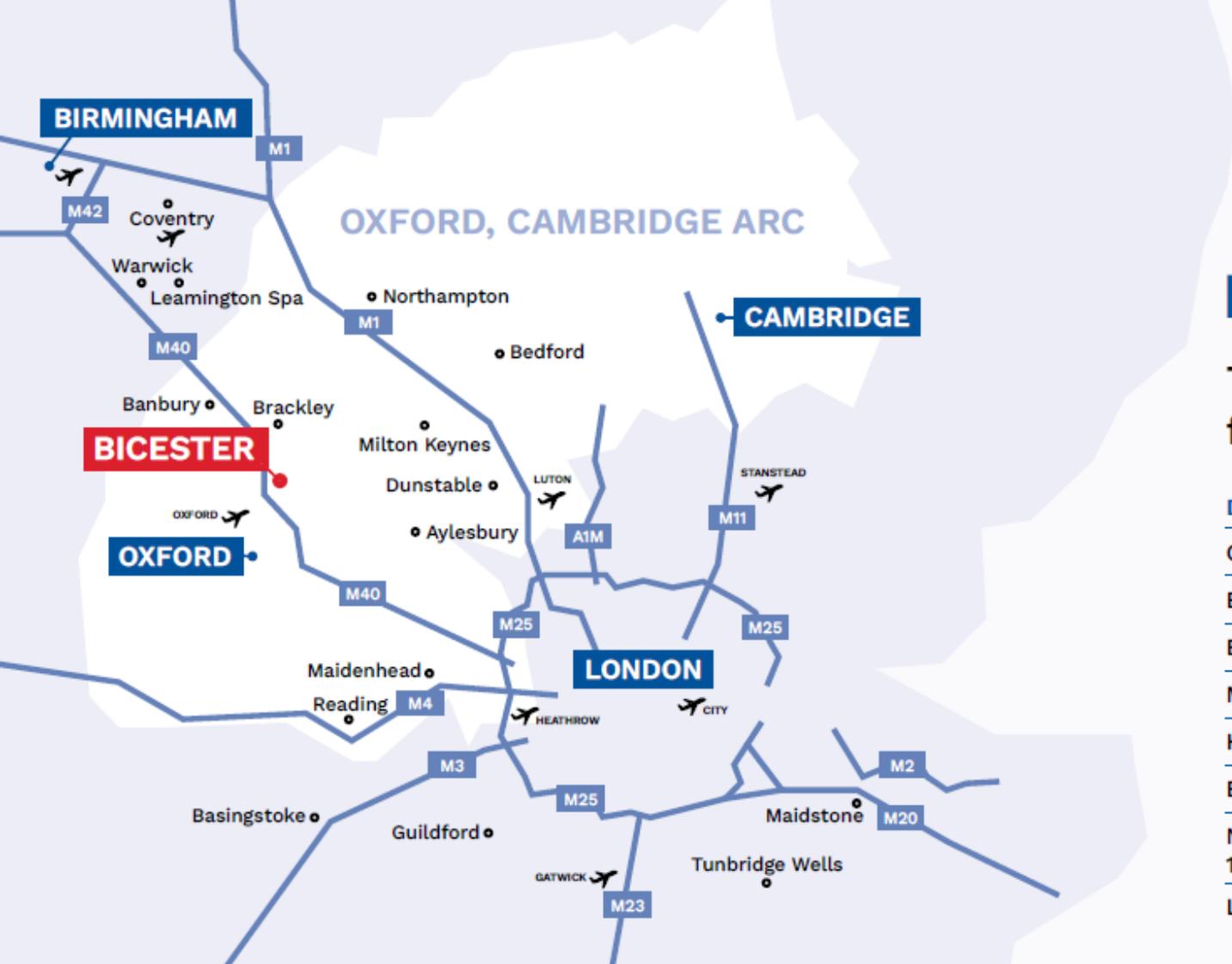


Chris White

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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. July 2025.



# 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

## 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.

