

The Freight Terminal, Bicester Road, Enstone, Oxon OX7 4BZ
10,367 – 11,759 sq ft of Warehouse & Storage plus Offices For Lease

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Unit Sq Ft	Unit Sq M	Use	Rent Per Annum	Service Charge PA	Rates payable circa per annum	EPC
10,367	1,206.44	Warehouse/Yard	£90,000	£0.50p per sq ft	Circa £18,750	C - 56
1,392	129.32	Offices	£10,000	£0.50p per sq ft	Circa £5,600	

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 Storage Warehouse comprises approximately 10,367 sq ft industrial warehouse accommodation plus 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.



Available Accommodation Measured in accordance with the RICS Code of Measuring Practice. **11,759 sq ft including offices and yards** (*portable buildings in addition*).

Warehouse/Portacabin Areas

Floor	Use	Sq Ft	Sq M
Ground Floor	Warehouse/Industrial	10,367	963
Ground Floor	Portable Units X4	5,160	479
Ground Floor	Portable Unit X1	1,550	144

Separate Office Block

Floor	Description	Sq ft	Sq M
Ground	Office	696	64.66
First	Office	696	64.66
TOTAL	Offices	1,392	129.32

Terms & VAT

The site and buildings are available on a new fully repairing and insuring lease, 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.

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 - see estimated rates above

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.