B4 & B5 Telford Road, Bicester, OX26 4LD

To Let – Modern Industrial / Office / Workshop Units to be Fully Refurbished

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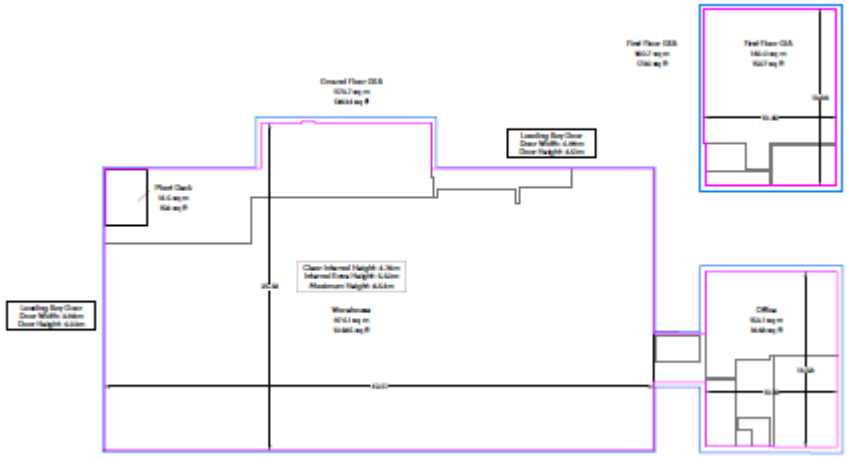
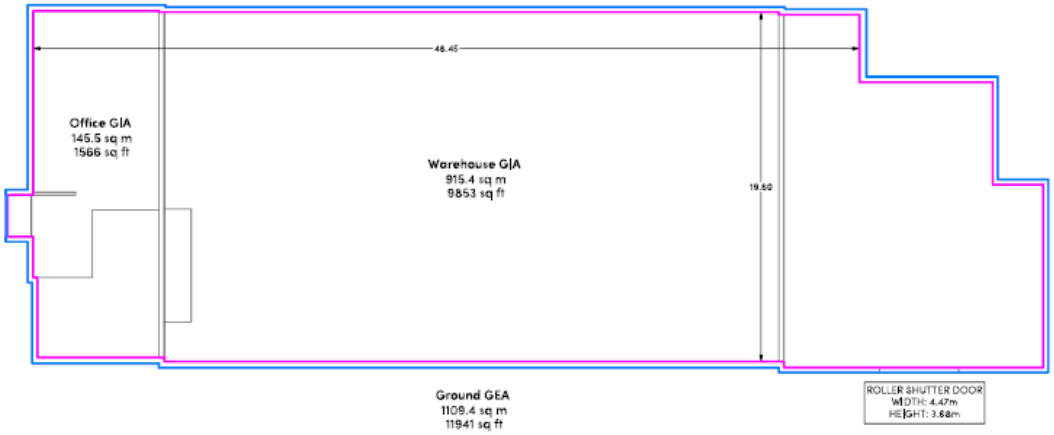
01295 271000

Unit	Sq Ft	Sq M	Rent Per Annum Exclusive	Service Charge PA	Building Insurance PA	2026 Rateable Value	EPC
B4	13,640	1,267.20	POA	N/A	£ (24/25)	To be assessed	E – 124*
B5	12,893	1,197.80	POA		£ (24/25)		E – 116*

*Expected rating of B following refurbishment





Location
Units B4 and B5 Telford Road are situated in Bicester on the established Telford Road Industrial Estate.

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford, 6 miles from Junction 10 of the M40 and also just 4 miles from Junction 9 of the M40, which further connects the town to the A43 dual carriageway via the A41 trunk road. Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors as well as advanced manufacturing and distribution/logistics.

Description
Unit B4 comprises a detached industrial building with an attached two storey office block. The office block benefits from toilet facilities and separate meeting rooms. The warehouse element provides 2 roller shutter doors which can be accessed via a gated secure yard. The building also benefits from a 1,200 kVA power supply.

Unit B5 is currently fitted out as office space with a separate workshop. The unit provides real flexibility, and can be used for a variety of business uses, subject to planning.

Terms & VAT
The premises are available on a new fully repairing and insuring leases, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

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

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

Unit	Description	Floor	Sq M	Sq Ft
B4	Warehouse	Ground	974.10	10,485
	Offices	Ground	153.10	1,648
	Offices	First	140.00	1,507
	Total		**1,267.20**	**13,640**

Unit	Description	Floor	Sq M	Sq Ft
B5	Offices/Production	Ground	915.40	9,853
	Offices	Ground	145.50	1,566
	Offices	First	136.90	1,474
	Total		**1,197.80**	**12.893**

Service Charge
We understand that there is no service charge payable.

Building Insurance
The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Business Rates
The Rateable Value from 1st April 2026 is £210,000 split between both properties. This is not what you pay. Further information is available from the agents or via the local charging authority.

Viewing and further information
Please contact Chris White & Harvey White

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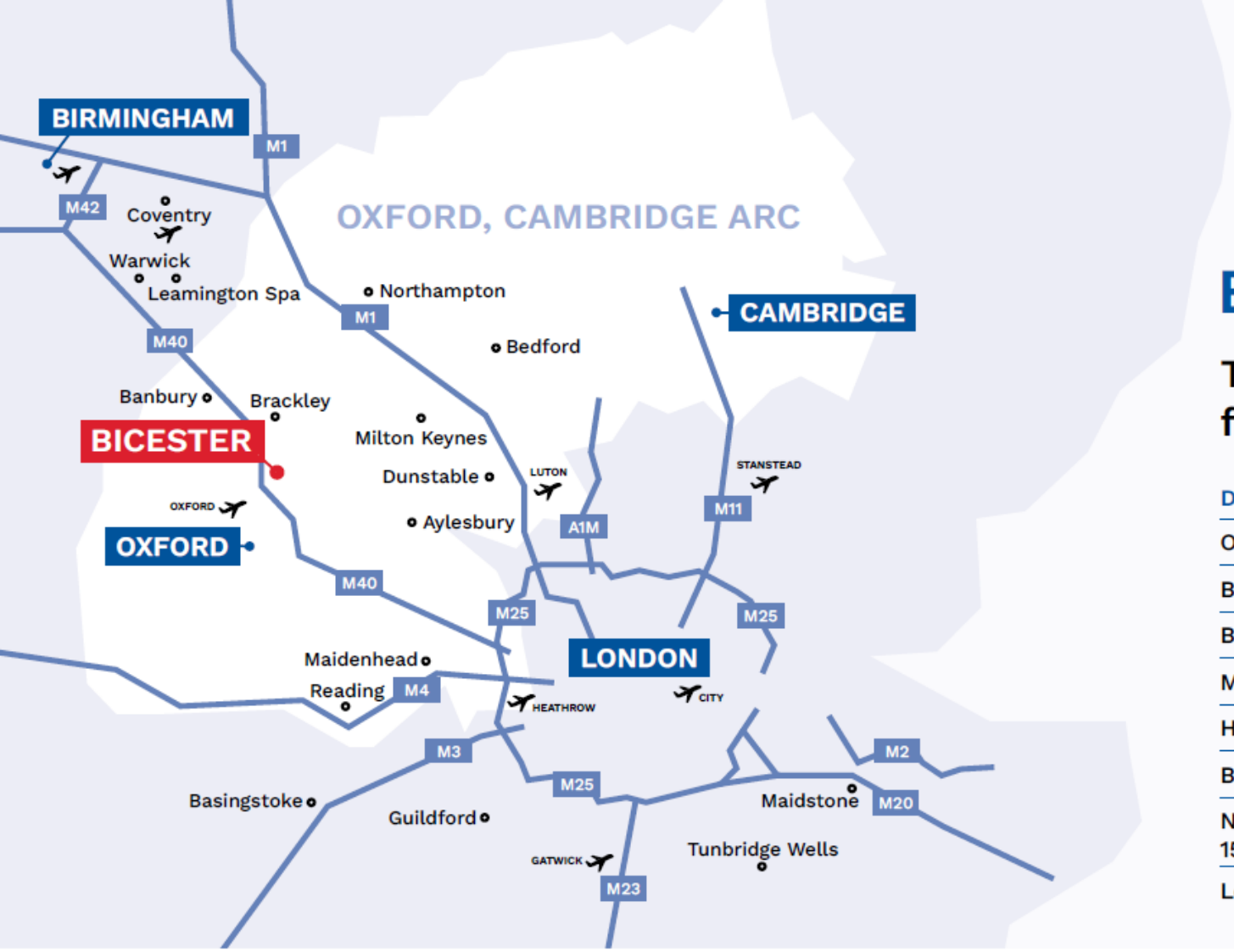
FURTHER INFORMATION
These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2025



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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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