

# D1 & D2 Telford Road, Bicester, OX26 4LD

To Let – 4,958 – 9,960 sq ft Refurbished Modern Light Industrial Units

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Unit	Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	2026 Rateable Value	EPC
D1	4,958	460.61	POA	£721.11	£47,250	D - 100

### Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from J10 and 4 miles from Junction 9 of the M40, further connecting the town to the A43 dual carriageway via the A41 trunk road.

Unit D1 (and D2 if required totalling 9,960 sq ft) is situated within the well-established Telford Road Industrial Estate, accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and Launton Road which connects to Bicester Town Centre.

### Description D1 Telford Road

The property comprises a modern semi-detached light industrial/warehouse unit, together with two-storey offices to the front elevation. The unit includes a roller shutter door to the rear elevation of the property, with a loading/unloading area, together with car parking to the front and rear of the premises.

**Unit D2 is also available next door – and has been refurbished to a high standard.**

### Services

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

### Business Rates D1 Telford Road

The Rateable Value from 1<sup>st</sup> April 2026 is £47,250. This is not what you pay. Further information is available from the agents or via the local charging authority.

### Terms & VAT for D1 Telford Road

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

VAT will be payable in addition at the standard rate.

### Accommodation

Description	Floor	Sq M	Sq Ft
Warehouse	Ground Floor	460.61	4,958
Offices	Ground and First Floor		
<b>Total</b>		<b>460.61</b>	<b>4,958</b>

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

### Service Charge & Building Insurance

There is no service charge. 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.

### 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)



Chris White

Harvey White

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Unit	Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	2026 Rateable Value	EPC
D2	5,002	464.70	POA	£888.61	£46,000	B - 50

### Location

Bicester is located on the M40 Motorway, midway between Birmingham and London, approximately 12 miles north of Oxford and just 6 miles from J10 and only 4 miles from Junction 9 of the M40, further connecting the town to the A43 dual carriageway via the A41 trunk road.

Unit D2 is situated within the well-established Telford Road Industrial Estate, accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and close to Bicester town centre.

### Description

The property comprises a modern semi-detached light industrial/warehouse unit, together with two-storey offices to the front elevation. The unit includes a roller shutter door to the rear elevation of the property, with a loading/unloading area, together with car parking to the front of the premises.

The property has been fully refurbished and may also suit a trade counter user.

### Services

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

### Business Rates

The Rateable Value from 1<sup>st</sup> April 2023 is £40,750. This is not what you pay. Further information is available from the agents or via the local charging authority.

### Terms & VAT

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

VAT will be payable in addition at the standard rate.

### Accommodation

Description	Floor	Sq M	Sq Ft
Warehouse	Ground	294.80	3,173
Office	Ground	86.70	933
Office	First	83.20	896
<b>Total</b>		<b>464.70</b>	<b>5,002</b>

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

### Service Charge & Building Insurance

There is no service charge. 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.

### 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)



Chris White

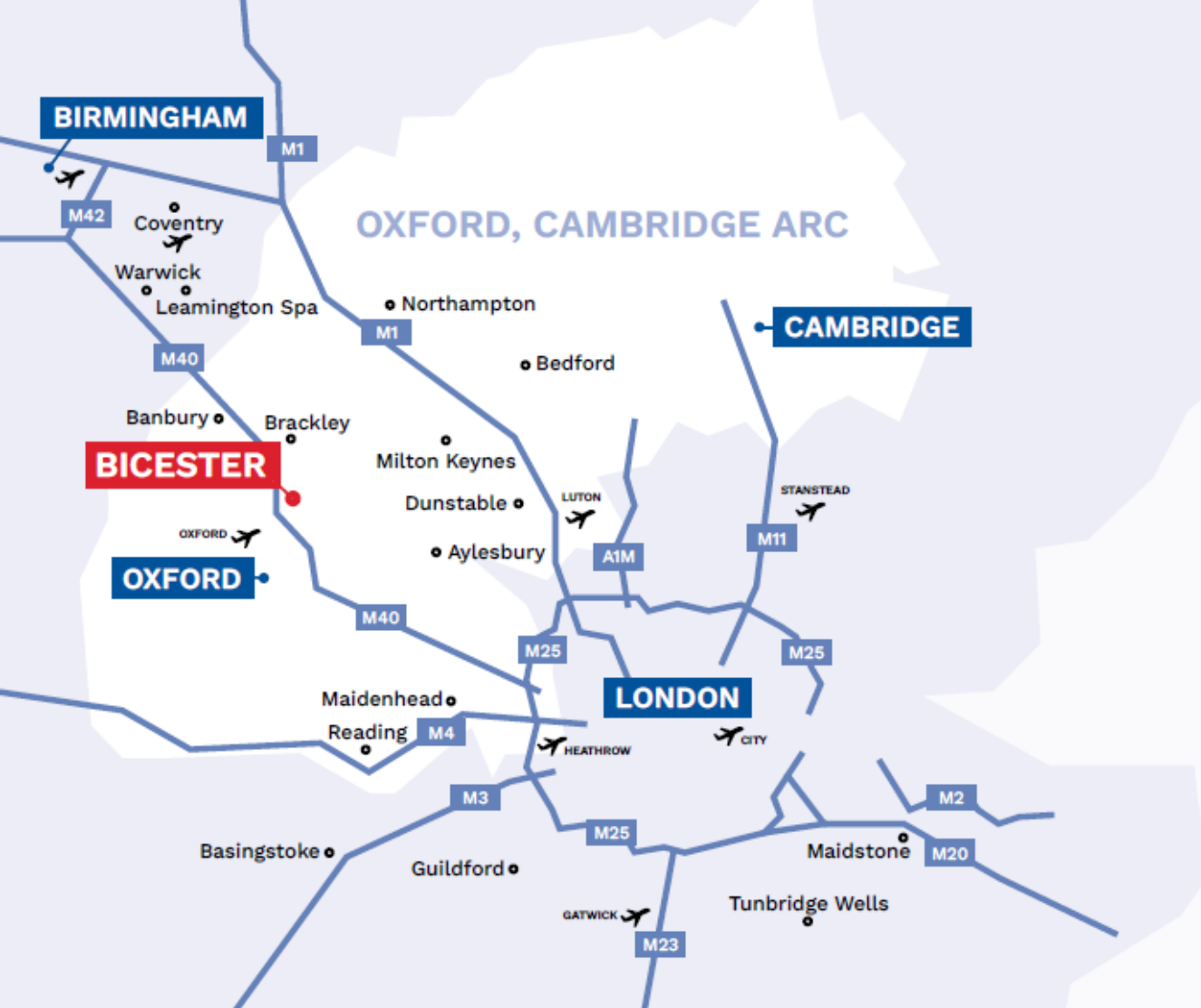


Harvey White

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### FURTHER INFORMATION

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# 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.

