

1-7 Manorsfield Road, Bicester OX26 6EH

Available For Lease – Ground Floor Class E Premises – 3,109 Sq Ft

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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance PA	Service Charge	2026 Rateable Value	EPC
3,109	288.80	Class E	£32,125	£513.03	Circa £5,356.96	£25,250	C – 74

Location

1–7 Manorsfield Road is prominently located in the heart of Bicester town centre on the corner of Manorsfield Road and Causeway, opposite the Market Square, being situated within the town's established retail and commercial core.

Bicester is strategically located at Junction 9 of the M40 motorway and continues to benefit from significant planned growth, with around 10,000 new homes planned over the next 12 years and the population expected to increase from approximately 32,000 to more than 50,000 by 2031.

The town is internationally renowned for Bicester Village, which attracts around 6 million visitors each year. Bicester also benefits from excellent rail connections to London Marylebone, Oxford and Birmingham, with services providing convenient access to the wider region and London.

Description

The available premises comprises the ground floor of a larger mid-terrace building, formerly occupied by Natwest Bank. The upper floors comprise separately occupied residential apartments.

Plans of the ground floor are available upon request. The ground floor generally comprises an open plan banking hall together with ancillary offices and storage accommodation. There is a kitchen/staff room, together with separate male and female WC's, as well as rear access.

There is excellent paid public car parking provision; being situated opposite the Market Square and Claremont.

Terms & VAT

The premises are available either on a new effective fully repairing and insuring lease subject to surrender of the existing lease, on terms acceptable to the landlords and subject to contract, or via assignment of the existing lease; the current passing rent being £32,125pa, exclusive of other outgoings (50 years expiring 06/2033 with rent reviews every 5 years).

A copy of the existing lease is available upon request via the agents.

We are advised that VAT will be payable in addition.

Services

We understand that all mains' services are connected to the premises, including three-phase electricity, mains water, drainage and gas.

Business Rates

The rateable value for the property is £25,250. This is not what you pay. Further details are available from White Commercial or the rating authority.

None of these services have however been tested by the agents.

Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via the agents.

Please contact Harvey White & Molly Baughan
Email: harvey@whitecommercial.co.uk
and molly@whitecommercial.co.uk
www.whitecommercial.co.uk | 01295 271000

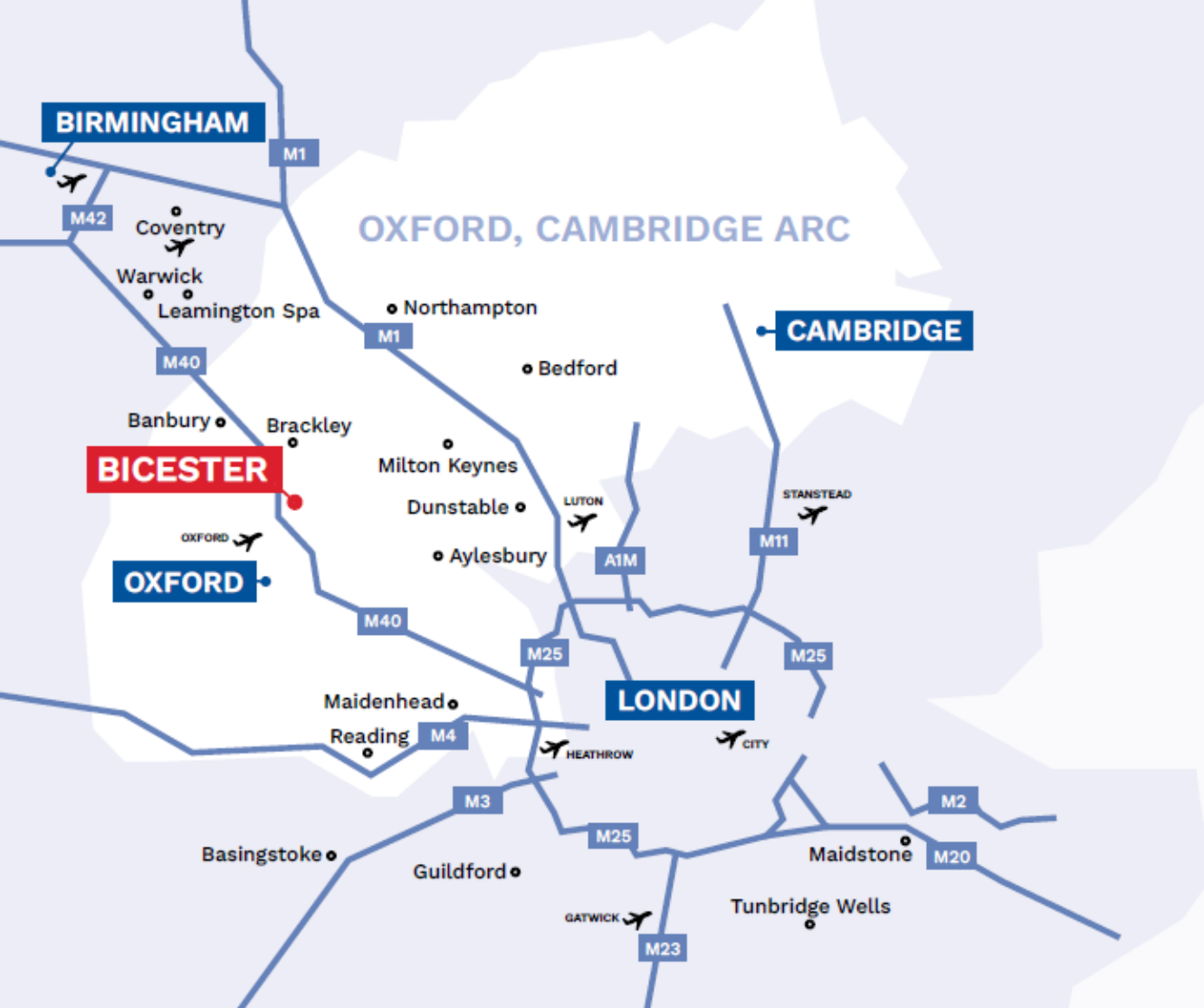


Harvey White

Molly Baughan

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. September 2026.



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.