

First Floor Offices, Pioneer Square

Bicester, OX26 6FA

 Chaston
Conway



TO LET

1,616 SQ FT
(150.13 SQ M)

£15 PER SQ FT

Modern, self-contained first-floor offices, with a mix of open-plan & private spaces.

- Town centre location
- Prominent entrance lobby
- Mix of open-plan and private offices
- Passenger-lift access
- Kitchen



Summary

Available Size	1,616 sq ft
Rent	£15 per sq ft
Rateable Value	£20,250 £29,000 from 1st April 2026
Service Charge	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Application
EPC Rating	B

Description

The property comprises a modern self-contained first floor office situated in the town centre. The office comprises a combination of open plan space and several smaller offices, and benefits from various amenities including:

- Ground floor entrance lobby
- Fully carpeted
- Gas fired central heating
- Dado power & data cabling
- Kitchen
- Male & female / disabled WC
- Passenger lift.

Location

Located in Bicester town centre, with good access to local shops, cafe's and amenities. Local occupiers include; Sainsburys, Starbucks, Prezzo, and Boots. Bicester Village Train Station is within 0.8 miles with direct trains into Oxford, with Bicester North 0.6 miles away with routes to London and Birmingham.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,616	150.13	Available
Total	1,616	150.13	

Viewings

Strictly by appointment with Chaston Conway.

Terms

The property is available by way of a new fully repairing and insuring lease at £15 per sq ft for a term to be agreed.

Legal Fees

Each party to bear their own costs.

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