

Offices at Cappis House, Telford Road, Bicester, OX26 4LD

For Lease – Ground Floor Offices – 3,915 sq ft

Red line is provided for identification purposes only



Sq Ft	Sq M	Rent Per Annum Exclusive	Service Charge	Building Insurance PA	Rateable Value	EPC
3,915	363.71	Cyan - £33,500	Contribution	Cyan - £353.10	To be assessed	Cyan - C-53

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

Cappis House 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 wider property comprises warehouse and production areas (yellow/red areas as per plan – now fully let) at either end of the site, with quality office accommodation including WC's, storage areas and kitchen/break out space (cyan on plan). There is also a central secure and gated yard which provides access for loading and unloading.

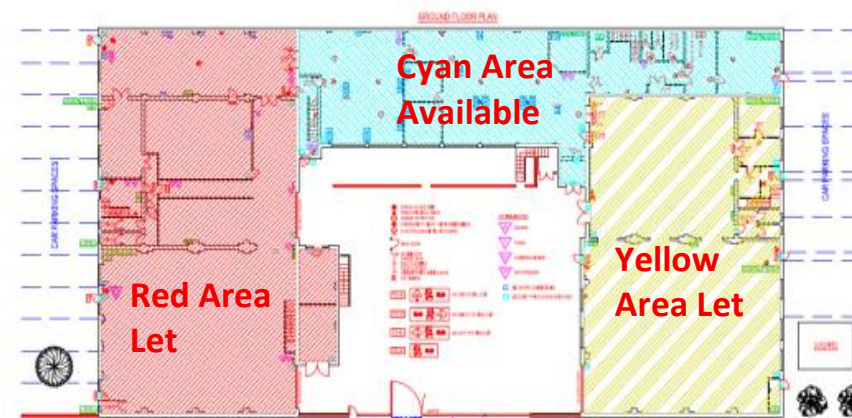
The offices are mainly open plan and comprise linoleum/carpeted floor coverings on concrete, with plaster painted walls, suspended ceilings incorporating LED lighting, together with comfort cooling and with a number of private perimeter offices.

Services

We understand that three phase electricity, mains water, drainage and gas are connected to the property. These services have however not been tested by us.

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

Description	Floor	Sq M	Sq Ft
Offices and Welfare Block (Cyan)	Ground	363.71	3,915
Total		363.71	3,915



Terms & VAT

The offices are available on an effective fully repairing and insuring basis at a rental of £35,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

Service Charge & Building Insurance

There is a non-accountable service charge contribution payable, capped at £3,000pa. The lessor can provide further details upon request as to what any likely charges are intended to cover. The lessor will also insure the premises and will recover the relevant proportionate premium from the lessee annually in advance. The lessee will however be responsible for organising their own contents insurance.

Business Rates

The rateable value for the office premises will need to be assessed. Further information and estimates can be obtained via the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White
Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

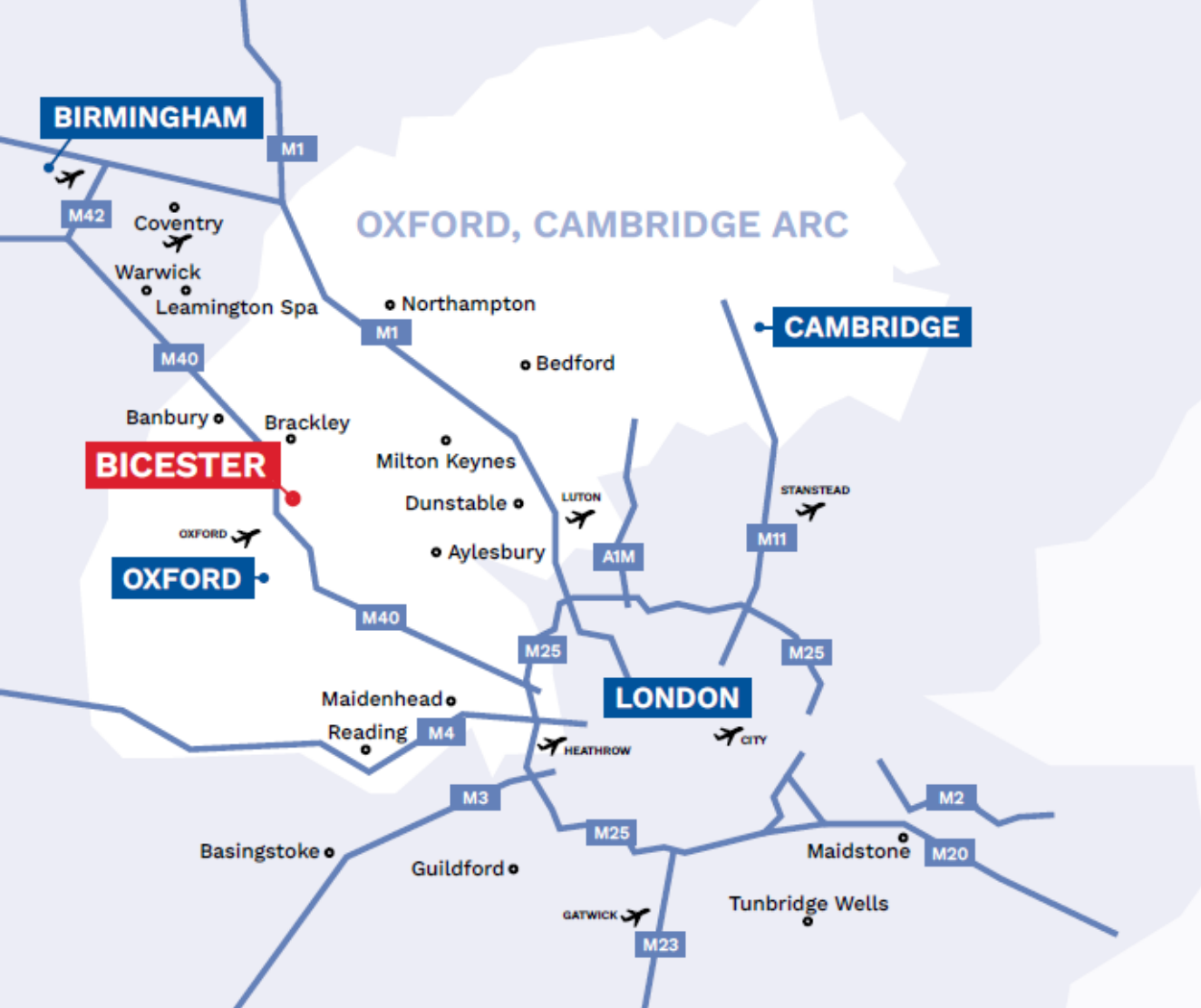
Harvey White

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. November 2025.

white
commercial.co.uk

01295 271000



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.

