

E1 Telford Road, Bicester, OX26 4LD

To Let – 3,630 sq ft Modern Ground Floor Light Industrial Unit

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Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	Service Charge PA	2026 Rateable Value	EPC
3,630	337.24	POA	£1,535.42	£4,474.41	£31,500	E - 115

Location

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

Unit E1 is prominently situated within the well-established Telford Road Industrial Estate, accessed just off Bicester's southern ring road and Charbridge Lane (A4421) and via Launton Road which connects to Bicester town centre.

Description

The property comprises a modern refurbished end of terrace ground floor light industrial/warehouse unit with offices to the front elevation. The unit includes a roller shutter door (3.09m wide x 3m high) to the rear elevation of the property, with a loading and unloading areas, together with car parking to the front of the premises. The height to eaves is 3.57 meters.

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 1st April 2026 is £31,500. This is not what you pay. Further information is available from the agents or via the local charging authority.

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. April 2026.

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	270.06	2,907
Office		48.93	527
Facilities		18.25	196
Total		337.24	3,630

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

Service Charge & Building Insurance

There is a service charge for the common shared areas of the property, further information is available from White Commercial. 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
and harvey@whitecommercial.co.uk

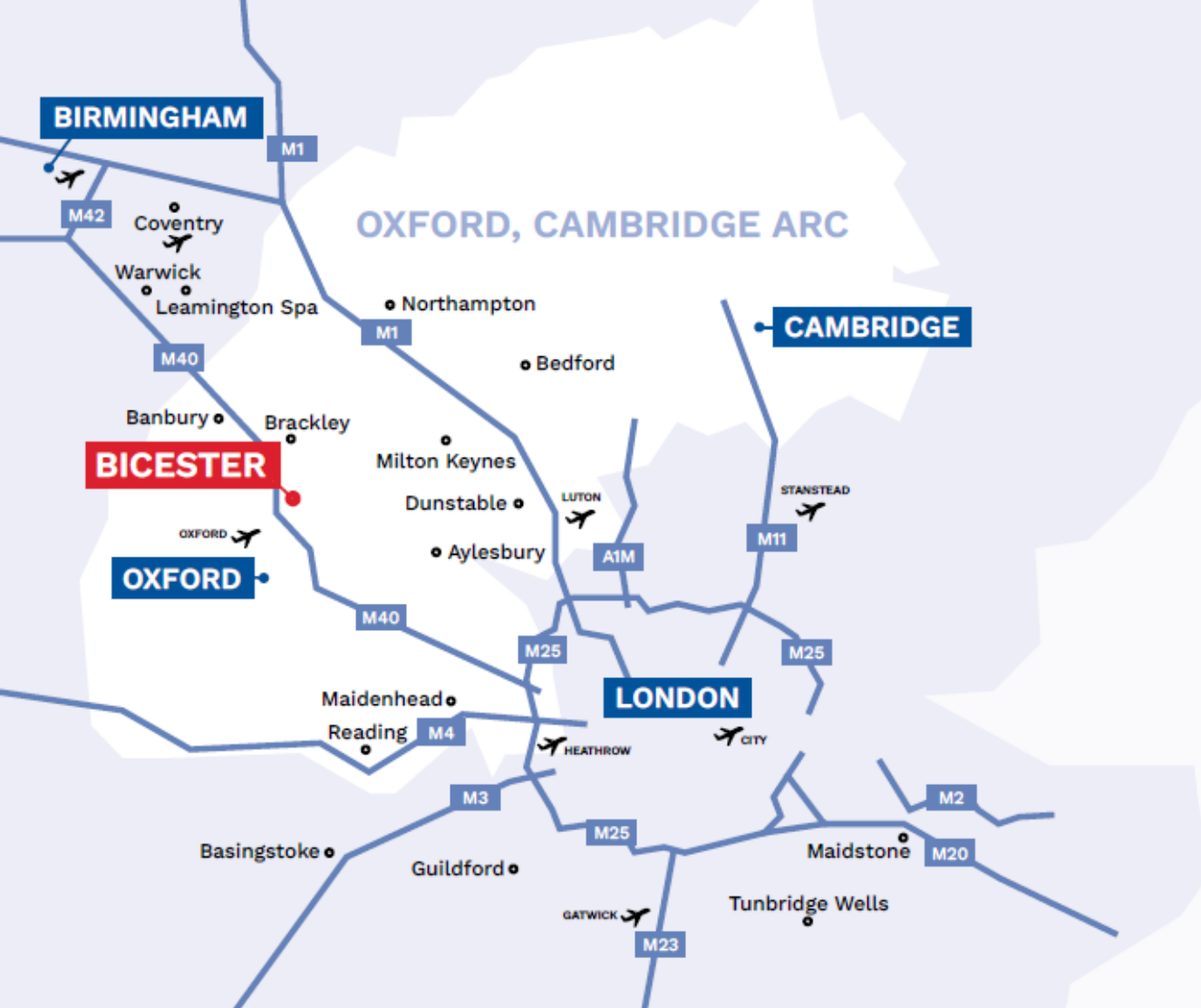
www.whitecommercial.co.uk | 01295 271000



Chris White



Harvey White



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.

