

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

10M CLEAR HEIGHT



Unit 8, Network @ Link9, Longlands Road, Bicester, OX26 5AH

Unit 8, Network @ Link9 Bicester is a modern, semi-detached industrial warehouse unit with 10m clear height and a large service yard area

Summary

Tenure	To Let
Available Size	17,433 sq ft / 1,619.58 sq m
Rent	Rent on application
Service Charge	Upon Enquiry
Rates Payable	£3.92 per sq ft
Rateable Value	£123,000
EPC Rating	B (28)

Key Points

- 10m clear internal height, rising to 11.5m at the apex
- 35 car parking spaces
- Cycle shelter with 10 spaces
- Opportunity to influence refurbishment works
- 2 ground level loading doors
- Rear car / van parking area
- 23m approx. yard depth

Unit 8, Network @ Link9, Longlands Road, Bicester, OX26 5AH

DESCRIPTION

Network @ Link9 comprises modern industrial warehouse units, arranged in two terraces. The units were developed in 2019 and benefit from a high specification.

Unit 8 is semi-detached, clear span industrial unit with 10m clear internal height, 2 ground level loading doors, a substantial service yard and parking area, and ancillary first floor offices.

The building is available from January 2026. A refurbishment programme can be agreed with an incoming tenant.

LOCATION

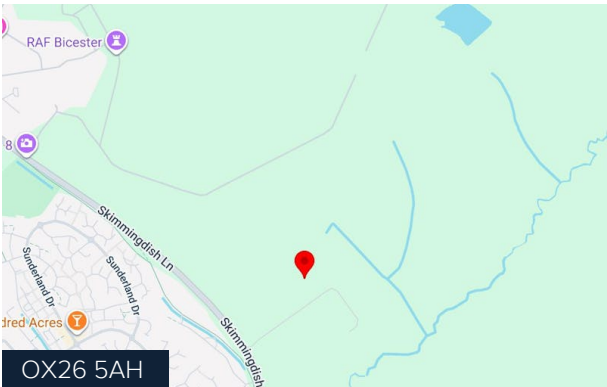
Bicester is a well-established commercial and logistics hub within the Oxford-Cambridge Arc, ideally positioned to service key population centres including Oxford, Milton Keynes, Northampton, Aylesbury and Banbury. The town benefits from excellent connectivity, with immediate access to the A41 and A34, linking directly to the M40 (Junction 9), just 3 miles to the south, providing swift routes to London, Birmingham and the wider Midlands.

Bicester is served by two mainline railway stations—Bicester Village and Bicester North—offering regular direct services to Oxford, London Marylebone and Birmingham in under an hour. London Heathrow Airport is approximately 50 miles to the south via the M40 and M25, while the nearby London Oxford Airport offers private and regional aviation options. The town also benefits from proximity to major freight and logistics routes, enhancing its appeal for industrial and distribution occupiers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	17,433	1,619.58	Available
Total	17,433	1,619.58	



Viewing & Further Information

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