

# First Floor Offices, Pioneer Square

Bicester, OX26 6FA



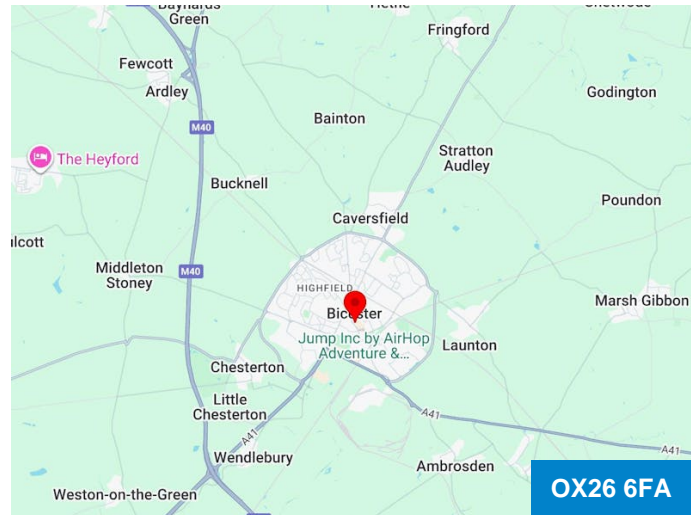
## TO LET

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
Service Charge	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Application
EPC Rating	Upon enquiry

## 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
<b>Total</b>	<b>1,616</b>	<b>150.13</b>	

## 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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