



108 Churchill Road, Bicester, OX26 4XD

Summary

- Rent: £55,000 per annum
- Business rates: Rateable Value is £42,250, this is not the amount payable. The expected annual rates payable is £18,675 based on the current multiplier.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D

Further information

- [View details on our website](#)

Contact & Viewings



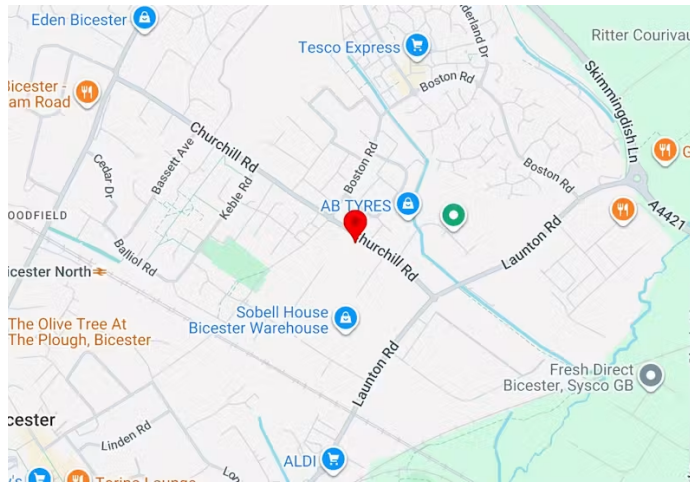
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Key Points

- Parking with additional loading area.
- Warehouse eaves height of 3.40m.
- Three phase electricity.
- Good quality warehouse floor.
- Electric loading door of 3.10m high by 3.05m wide.
- Refurbished ground and first floor offices with good quality bathrooms and kitchens on each floor.
- PVC double glazed windows.
- Shower.
- Gas space heater in the warehouse and gas fired heating in the offices.
- Fire and intruder alarm and a door entry system.

Description

The unit is an end of terrace fronting Churchill Road with the warehouse loading door to the back of the unit where there is plenty of servicing space for vehicles.

Location

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).



The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34. Bicester has two mainline railway stations providing London, Birmingham and Oxford.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	2,548	236.72	Available
Ground - Office	1,107	102.84	Available
1st - Office	1,107	102.84	Available
Total	4,762	442.40	

Viewings

Strictly by appointment with the joint agents.

Terms

Available either by way of an assignment of the existing full repairing and insuring lease expiring 13th June 2028 at a rent of £55,000 per annum exclusive. Alternatively, it is possible to agree a new lease for a longer period directly with the landlord.





CHURCHILL ROAD

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