



11 12a/12b & 13 Talisman Business Centre, London Road, Bicester OX26 6HR

TO LET

Modern offices with excellent car
parking

2,948 - 17,855 Sq Ft
(274 - 1,659 Sq M)

11 12a/12b & 13 Talisman Business Centre, London Road, Bicester OX26 6HR

DESCRIPTION

Talisman Business Centre adjoins Bicester Village railway station and is accessed off London Road, one of the town's principal arterial routes. The town centre and Bicester Village retail centre are both within a few minutes' walk. Units 11, 12a/12b and 13 form part of a development of modern, fully fitted open plan office buildings set within an attractive landscaped development. The buildings are two storey of brick elevations and a slate roof.

- ✓ **3 self-contained offices**
- ✓ **Available individually or can be combined**
- ✓ **Edge of town centre**
- ✓ **Prominent location**
- ✓ **Quality business environment**
- ✓ **Air conditioning**

LOCATION

Bicester is located close to Oxford by the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 13	5,968	554
Total	17,855	1,659

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The 2017 Rateable Value for the entire premises is £177,000. Reassessment may be required if the property is split.

TERMS

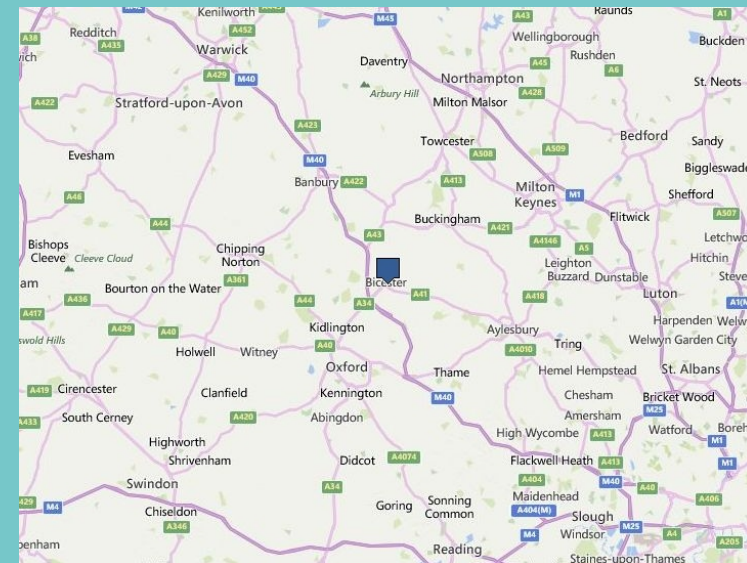
The premises are available to let by way of a new lease on full repairing and insuring terms for a period to be negotiated.

EPC The property has the following EPC ratings:

Unit 12b - C (63)

Units 11, 12a and 13 - C (64)

Full certificates available on request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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