

41 Murdock Road, Bicester, Oxfordshire, OX26 4PP

To Let – 14,388 sq ft – Modern Industrial Unit with Secure Yard



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
14,388	1,336.67	B1/B8	£115,000	N/A	£4,620	£78,000	E - 124

Location

Bicester is located close to Oxford via 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. Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science based industries.

The building is situated at Murdock Road on the established Launton Road Industrial Estate.

Description

The premises comprise a detached warehouse/industrial unit of brick construction having a double pitched clad roof with a secure gated yard area and parking.

Amenities include:

- 4.5m height to eaves
- Two storey offices
- Gas fired blower heater to warehouse
- Secure self-contained yard

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

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	974.82	10,493
	Offices	361.85	3,895
	Total	1,336.67	14,388

Terms & VAT

The premises are available either by way of an assignment of the existing lease, expiring 31st August 2038 with a break on 1st September 2033, with the current passing rent of £115,000 per annum (rent to be reviewed on the 1st September 2026 and every 3 years thereafter), by way of a sub-lease or by surrender of the existing lease and granting of a new fully repairing and insuring lease on terms to be agreed directly with the landlords.

We are advised that VAT will be payable in addition.

Services

We understand that the property is connected to mains water, drainage, electricity and gas. These services have not been tested by the agents.

Business Rates

The Rateable Value for the building is £78,000 per annum. This is not what you pay, and further information is available from White Commercial and also via the local charging authority.

Service Charge

There are currently no service charges payable.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

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. June 2024