

MURDOCK HOUSE

QUALITY PRODUCTION, LOGISTICS OR RESEARCH AND DEVELOPMENT SPACE

TO LET

MURDOCK HOUSE | 30 MURDOCK ROAD | BICESTER | OXFORDSHIRE



DESCRIPTION

Murdock House is situated in a secure and gated self-contained site, together with substantial car parking and yard areas. The building provides Quality Production, Logistics or Research and Development accommodation, including a 34% office content. The unit has a clear internal height of 4.85m, an internal eaves height of 5.86m and a height to underside of roof to steel of 4.83m. The property also benefits from 2 roller shutter doors (width: 3.62m x height: 4.94m and width: 3.20m x height: 3.51m). The site has capacity for 60+ car parking spaces.

Floor	Use	Sq ft	Sq m
Ground	Warehouse	25,827	2,399
Ground	Offices	13,150	1,222
Total		38,977	3,621

Gross Internal Area measured in accordance with the current R.I.C.S. Code of Measuring Practice.



BICESTER

Bicester is at the forefront of Oxfordshire's growth plan due to the town's exceptional road and train connections. Bicester's population of 30,000 + is projected to rise to 50,000+ by 2031.

Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors, as well as advanced manufacturing and distribution/logistics. Bicester is also internationally known due to Bicester Village Designer Retail Outlet which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Racing Bulls F1, Fresh Direct, EP Barrus, British Bakels, Ocado DPD and with new major HQ facilities being developed for Siemens Healthcare Evolito and YASA a spin-out from the University of Oxford and bought by the Mercedes-Benz Group in 2021.



Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (4 min drive/1 mile) and Bicester Parkway (5 min drive/1.4 miles) with direct links to London Marylebone (from 50 mins), Birmingham (from 1 hr) and Oxford City (18 mins).

LOCATION

Murdock House is situated in Bicester on The Launton Road Industrial Estate on the London to Birmingham M40 corridor some 12 miles north of Oxford on the A34/A41 trunk road.

TERMS AND VAT

The property is available on a new fully repairing and insuring lease at a rental of £550,000 per annum exclusive. VAT will be chargeable in addition to the rent and service charge

SERVICE CHARGE AND BUILDING INSURANCE

There is a service charge payable, as well as building insurance, with details to be confirmed by the landlord.

SERVICES

We understand that all mains services are connected, including gas. None of the above services have been tested by the agents.

RATES

The rateable value for the property is £261,000 per annum. This is not what you pay, further details are available from White Commercial.

VIEWING AND FURTHER INFORMATION

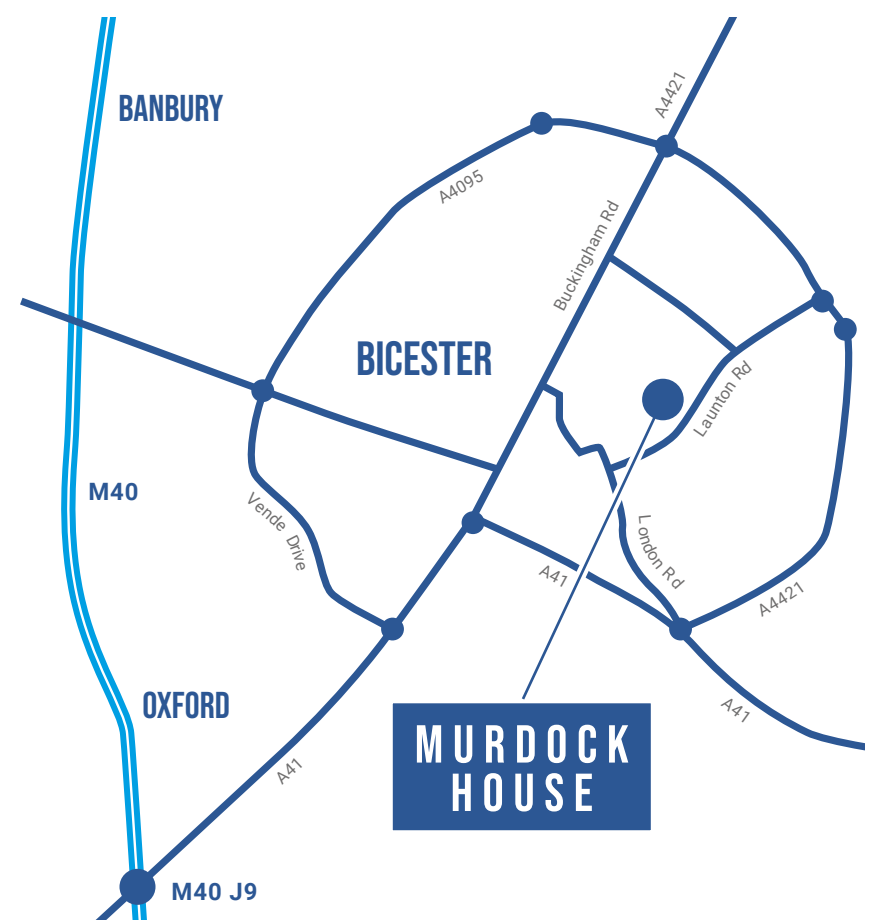
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