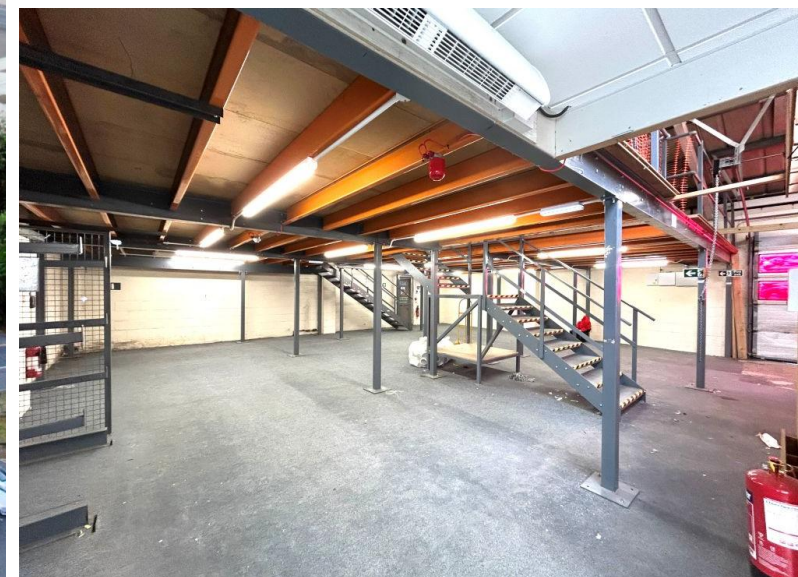


# 1 Churchill Road & Village Fabrics, Churchill Road, Bicester, OX26 4PZ

For Lease – Retail/Trade Showroom from 1,217 - 6,597 sq ft

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commercial.co.uk



whitecommercial.co.uk | 01295 271000

| Unit            | Sq Ft | Sq M   | Rent Per Annum | Service Charge PA | Building Insurance PA | Rateable Value<br>from 1 <sup>st</sup> April 2026 | EPC    |
|-----------------|-------|--------|----------------|-------------------|-----------------------|---------------------------------------------------|--------|
| 1               | 5,171 | 443.07 | £47,500        | N/A               | £1,353.80             | £38,500                                           | C – 73 |
| Village Fabrics | 1,426 | 132.00 | £23,500        |                   | £559.20               | £19,500                                           |        |
| Combined        | 6,597 | 612.87 | £70,000        |                   | £1,913.00             | £58,000                                           |        |

### 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 Churchill Road accessed from the established Launton Road Industrial Estate and close to Bicester Town Centre.

### Description

Unit 1 comprises a prominent modern end of terrace retail showroom property with first floor mezzanine. The property has modern glazed frontage and eaves to 3.5m and up and over sectional door measuring 2.57 x 3.6m. Village Fabrics comprises a prominent modern terraced retail showroom with glazed frontage. There is a shared car park to the front.

### Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

| Unit            | Use             | Sq Ft | Sq M   |
|-----------------|-----------------|-------|--------|
| 1               | Retail/Showroom | 3,954 | 330.05 |
|                 | Mezzanine       | 1,217 | 113.02 |
| Village Fabrics | Retail/Showroom | 1,426 | 132.00 |
|                 |                 | 6,597 | 612.87 |

### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2025.

### Terms & VAT

Unit 1 is available at a rental of £47,500 per annum with Village Fabrics available on a new lease at a rent of £23,500 per annum. Alternatively the units can be taken as a whole at a rent of £70,000 per annum, all exclusive of other outgoings and subject to contract. We are advised that VAT will not be payable in addition.

### Service Charge and Building Insurance

There is no service charge payable. The landlord will provide building insurance and will recover the proportionate premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

### Services

We understand that all main services are provided to the property, excluding gas. None of these services have however been tested by the agents.

### Business Rates

Please see the above table for financial information, further information is available from White Commercial or via the Local Charing Authority upon request.

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

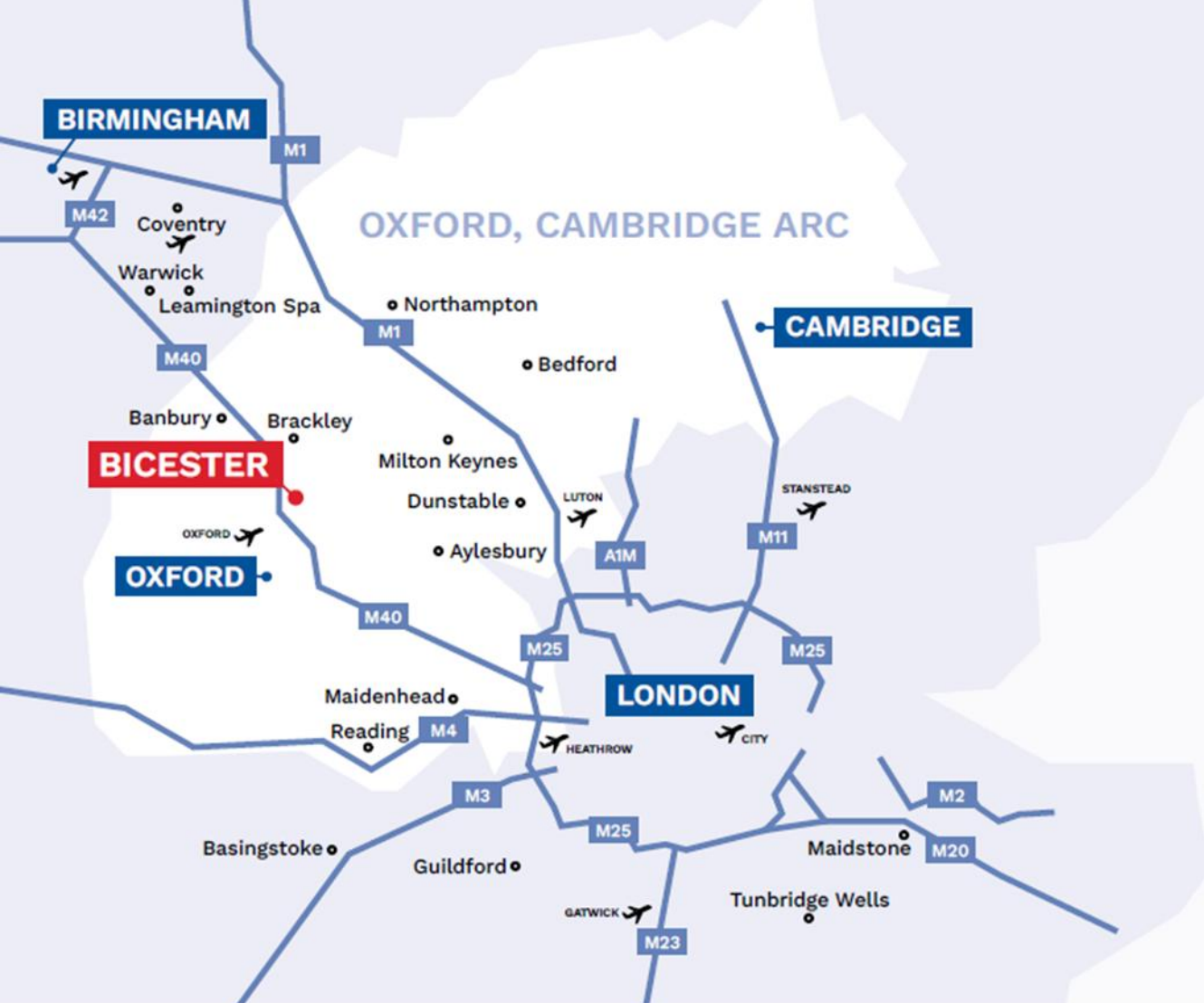
[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000



Chris White



Harvey White



## BICESTER

### Travel Distances from Bicester by Car



| Destination                     | Miles | KM  | Travel Time    |
|---------------------------------|-------|-----|----------------|
| Oxford M40/A34                  | 10    | 16  | 20 mins        |
| Banbury J11, M40                | 17    | 27  | 27 mins        |
| Birmingham M40                  | 66    | 106 | 1 hour 19 mins |
| Milton Keynes                   | 25    | 40  | 35 mins        |
| Heathrow Airport M40            | 50    | 80  | 54 mins        |
| Birmingham Airport M40          | 53    | 85  | 1 hour         |
| Northampton Junction<br>15a, M1 | 27    | 43  | 37 mins        |
| London                          | 63    | 101 | 1 hour 31 mins |

## LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

