120 Churchill Road, Bicester, OX26 4XD

For Lease – Light Industrial Unit with Offices 2,773 sq ft

white commercial.co.uk







Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value 2026	EPC
2,773	257.62	£34,500	N/A	TBC	£26,750	E – 118

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 120 Churchill Road comprises a well-presented light industrial/business unit with car parking, offering warehouse/workshop together with integrated office space over two floors. The warehouse benefits from roller shutter loading access from a concrete service yard.

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

Floor	Use	Sq Ft	Sq M
Ground/First	Offices/Warehouse	2,773	257.62
Total		**2,773**	**257.62**

Terms & VAT
The unit is available on a new fully repairing insuring lease at a rent of £34,500 per annum, exclusive of other outgoings and subject to contract.

We are advised that VAT will 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, including three-phase electricity and 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 Harvey White and Molly Baughan

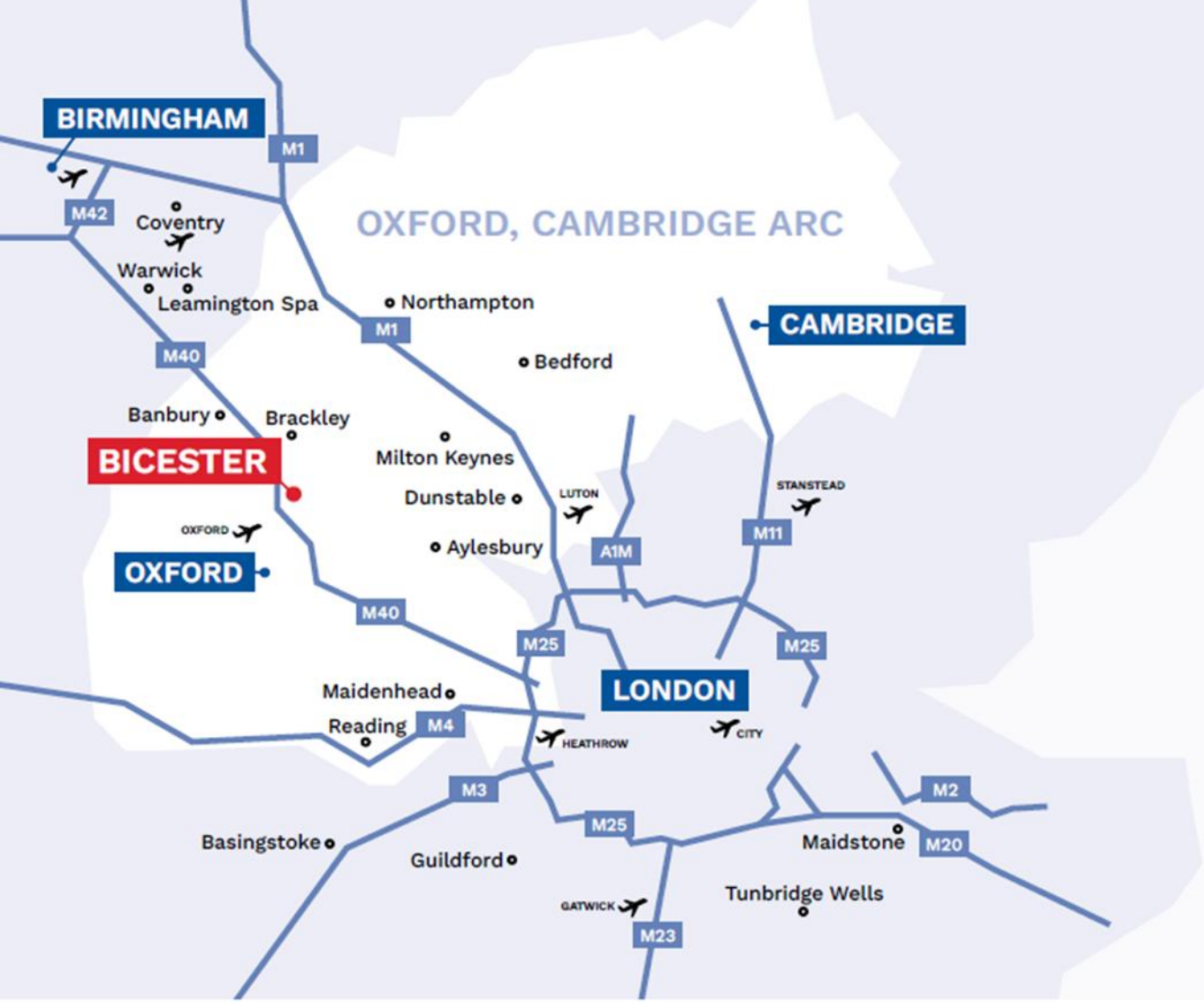
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Harvey White


Molly Baughan

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.
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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 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.

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