Suite D 28 Market Square, Bicester, Oxfordshire, OX26 6AG

Available For Lease – Second Floor Class E Offices – 418 sq ft

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Communal Area



Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Service Charge	Building Insurance	2026 Rateable Value	EPC
418	38.83	Class E / Offices	£6,950	TBC	TBC	TBC	D - 96

Location
The market town of Bicester is located at Junction 9 of the M40 motorway and has impressive growth plans, with 10,000 new homes planned within 12 years; the population set to increase from 32,000 to 50,000+ by 2031.

Renowned for Bicester Village www.thebicestercollection.com/en/villages and its 6 million annual international visitors, Bicester also has excellent rail services to both London Marylebone & Paddington Stations Oxford, as well as Birmingham.

28 Market Square is situated at the intersection of Chapel Street, Causeway and Market Square within the heart of Bicester town centre.

Description
Suite D is situated at the second floor of the building. The suite is self-contained and arranged mainly to open plan across interlinking rooms. There is an intercom, built-in storage, together with access to one car parking space. Further photographs are available upon request.

There is also excellent paid public car parking provision nearby.

The wider premises comprises other similar office suites, each with access to a communal quality kitchen and separate male and female WC facilities.

Terms & VAT
The premises are available on a new effective internal repairing and insuring lease at a rental of £6,950 per annum exclusive.

We are advised that VAT will be payable in addition.

Services
We understand that all mains' services are connected to the premises, including electricity (separately metered), mains water, drainage and gas.

None of these services have however been tested by the agents.

Business Rates
Further details are available from White Commercial and the rating authority.

Viewings/Further Information
Viewings are strictly by appointment only, to be arranged via the agents.

Please contact Harvey White and Molly Baughan

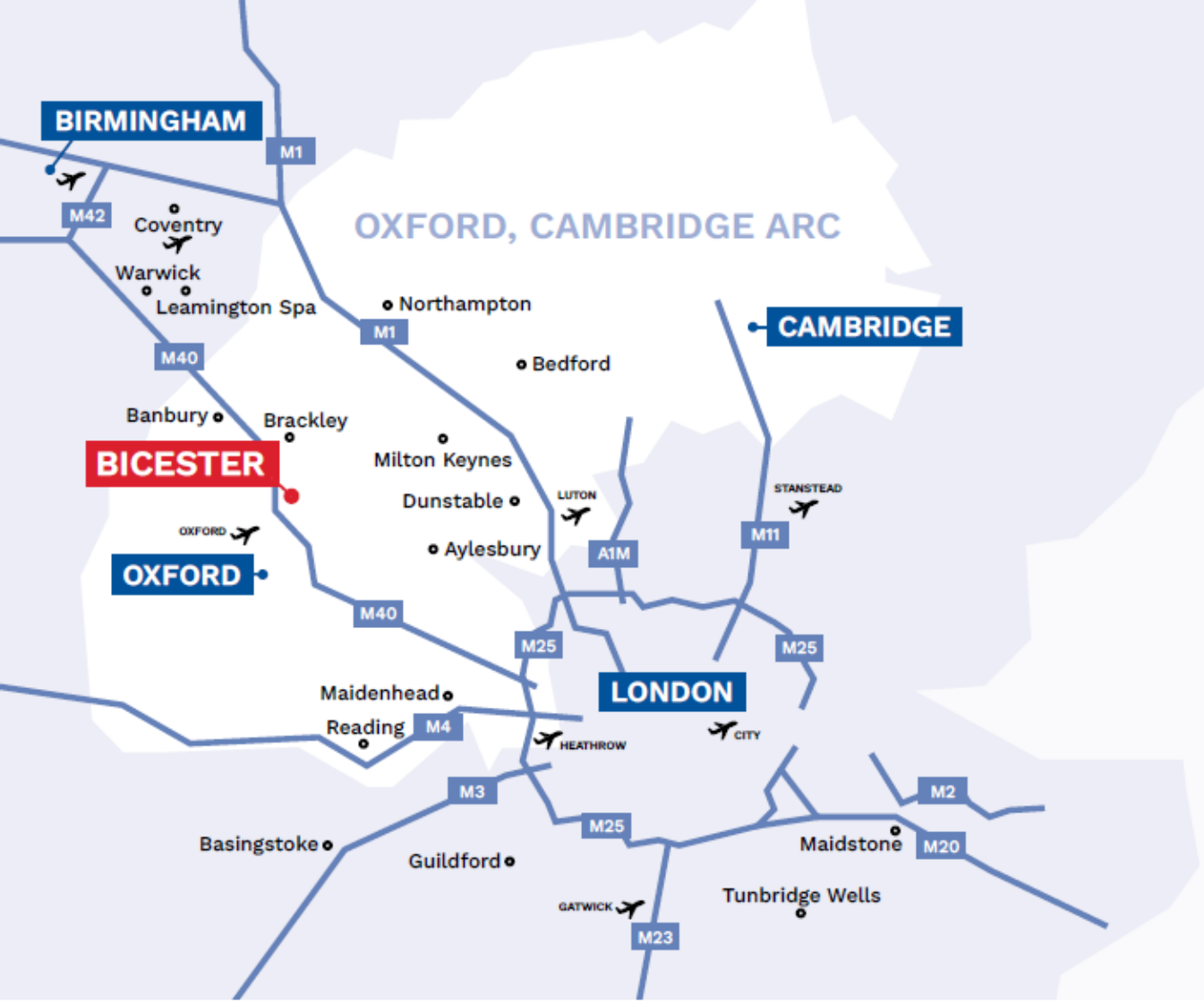
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Harvey White


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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