

# To Let

## Self contained office spaces

40 Murdock Road Bicester | Ox-  
fordshire | OX26 4PP

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Spacious self contained office suites available on the ground and first floor benefitting from private parking on site and public parking nearby.



## Ground & first floor offices which can be let together or separately.

### // Location

Bicester is located 12 miles northeast of Oxford and is strategically located on the M40 corridor with easy access to J9 & 10. Bicester benefits from two train stations - Bicester North and Bicester Village - providing a national service.

Situated off Launton Road the office suite is within walking distance of the town centre and have good access to the M40 J9 & J10.

### // Description

The ground & first floor offices are in a secure self contained building which can be let separately or together. The offices also benefit from communal WC's and parking.

### // Accommodation

Measurements are provided on a Net Internal Area (NIA) basis:

	SQ FT	SQ M
Office 2	127	11.8
Office 3	186	17.3
Office 4	137	12.7
Office 5	96	8.9
Office 7 & 8	319	29.6
<b>TOTAL</b>	<b>865</b>	<b>80.3</b>

### // Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

### // Leasehold

The property is available on a renewable 12 month licence.

### // Rent

Office 2 - £100pw  
Office 2 & 3 - £175pw  
Office 4- £100pw  
Office 4 & 5- £175pw  
Office 5- £100pw  
Office 7 & 8- £175pw

### // Service Charge

The communal areas are managed and maintained by the Landlord via a service charge. The incoming tenant will be responsible for the payment of a service charge. Further details are available on request.

### // Insurance

The Landlord insures the building and recovers the premium from the Tenant.

### // Business Rates

The rateable value is £6,700. The current rate multiplier is 49.9p in the £.

### // EPC

The EPC rating for the property is D (92).

### // VAT

All terms quoted are exclusive of VAT which is payable.

### // Legal Costs

Each party to bear their own legal costs incurred in this transaction.

### // Subject to Contract



### // Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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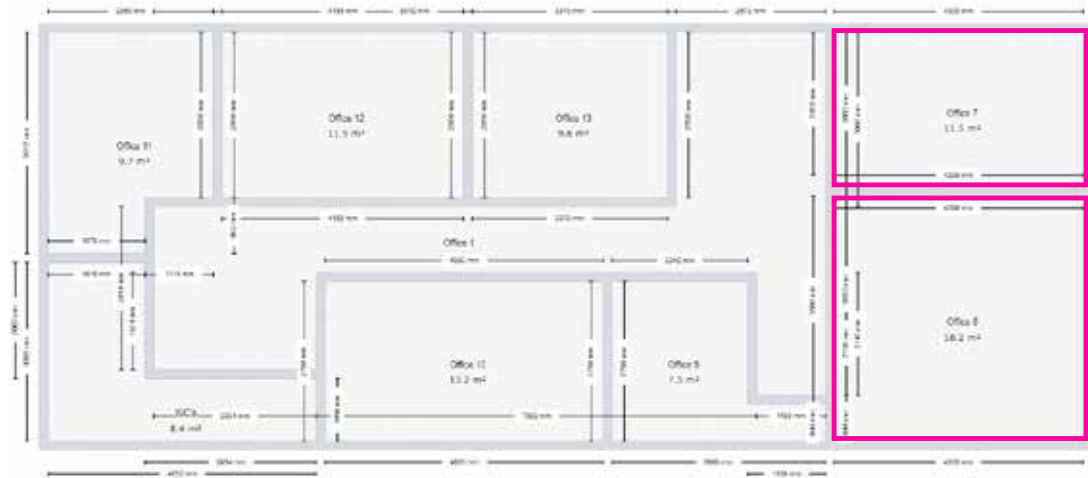




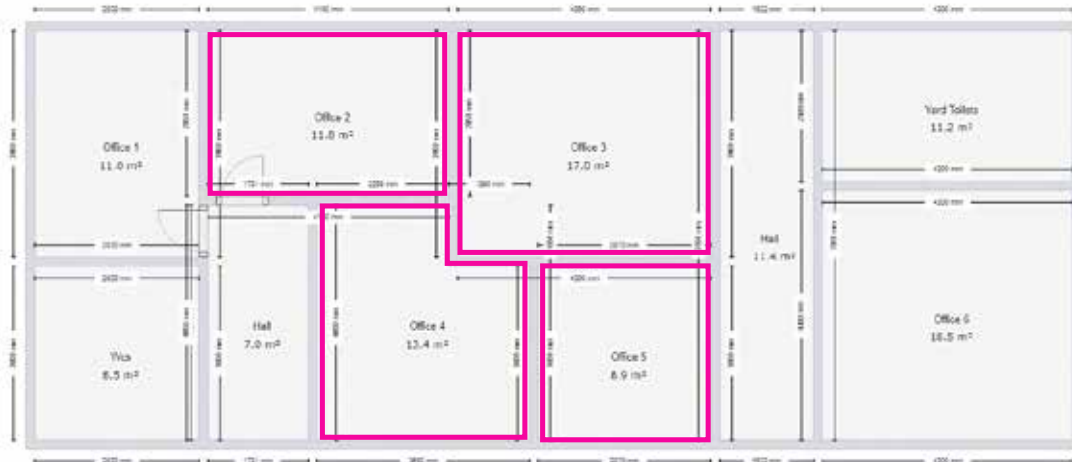
## // Floor Plans



Pink outline = Office Space Available to rent



40 Murdock Road, First Floor.



40 Murdock Road, Ground Floor.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).