

# To Let

A period unit with  
**office suite**

First Floor Offices | 28 Market  
Square | Bicester | OX26 6AG

Well appointed office suite set within a period property in the town centre. The property benefits from a security intercom to ground floor entrance, central heating, communal kitchen, WCs, and one car parking space to the rear.



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The Bicester area benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham Bicester is one of the fastest growing towns in the country with excellent amenities including the Bicester Village Retail Park.

More particularly the property features:

- Security intercom to ground floor entrance
- One car parking space to the rear
- Communal Kitchen
- Central Heating
- WCs

### // Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
First Floor	417.64	38.8
<b>Total Area</b>	<b>417.64</b>	<b>38.8</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 new lease.

### // Rent

£8,000 per annum.

### // Service Charge

The communal areas are managed and maintained by the Landlord via an annual service charge of £1,866 (2022 rate). The incoming tenant will be responsible for the payment of a service charge.

### // Insurance

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

### // Business Rates

To Be Confirmed. The rates payable may be affected by transitional arrangements. Interested parties should make their own enquiries of the Rating Authority, Cherwell District Council.

### // EPC

The EPC rating for the property is 96 - Band D. Copies of the EPC certificate are available from the Agent

### // 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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