

# To Let

Unique self-contained  
**office & storage/  
workshop space**

Building 87 | The Fire House |  
Bicester Heritage | OX27 8AL

///first.look.again

Self-contained office and storage / workshop unit located in a prime position on the Bicester Heritage site - Available immediately. Bicester Heritage is strategically located and has been curated to target the fast-moving, innovation-focused sectors of mobility and technology.





**This historic building is full of character and ready for occupation. It consists of a main office area, useful storage / workshop space, WC, kitchenette and external parking area.**

Bicester Heritage is strategically located to target the fast-moving, innovation-focused sectors of mobility and technology. Easy access by road, rail and air makes Bicester Heritage a desirable and infinitely accessible location for businesses and consumers alike. Existing occupiers on the site include Zero Petroleum, The Little Car Company, McLaren Formula E & Polestar.

More particularly the property features:

- Large sash windows
- Open office
- Two secure storage rooms
- One meeting room
- Kitchenette
- WC
- Gas fired central heating

#### // Accommodation

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

	SQ FT	SQ M
<b>Total Area</b>	<b>1,320</b>	<b>122.6</b>

#### // Services

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

#### // Leasehold

The property is available by way of a new fully repairing and insuring lease for a term to be agreed by negotiation.

#### // Rent

£28.50 per sq. ft. plus VAT pa, exclusive of all other outgoings.

#### // 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

TBC.

#### // 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:

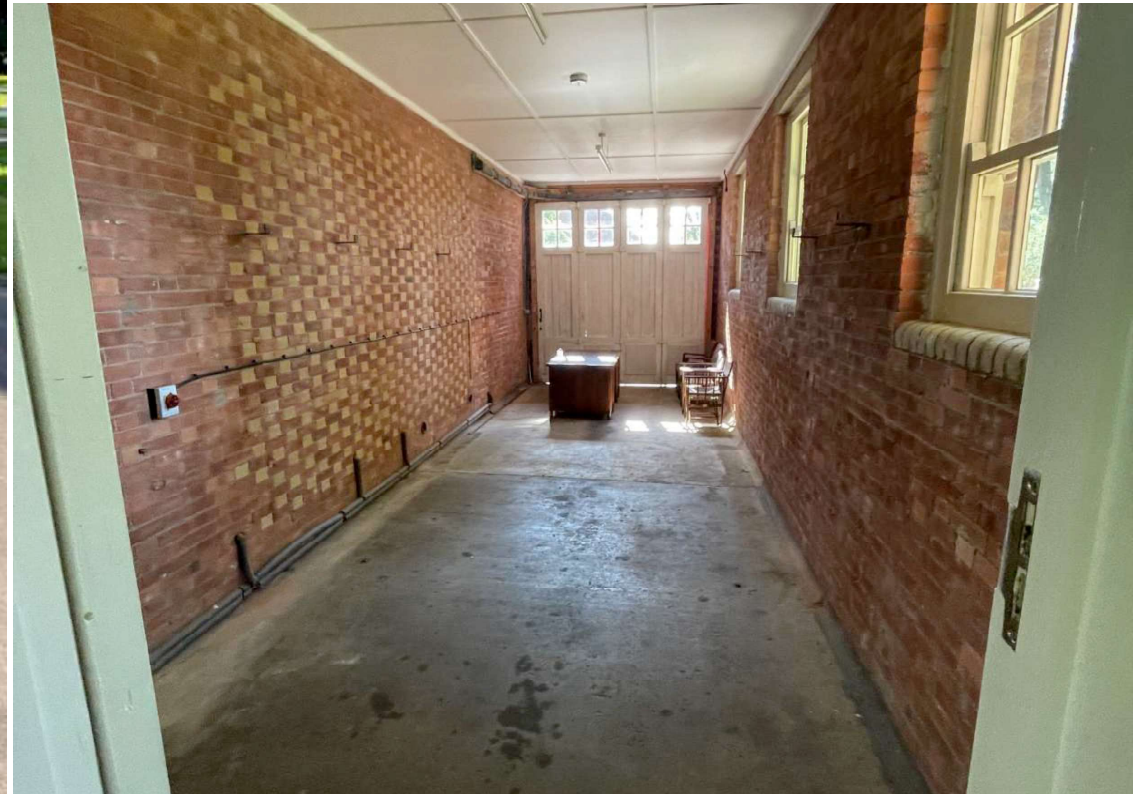
James Hill

01295 670 123 | james.hill@adaltareal.com



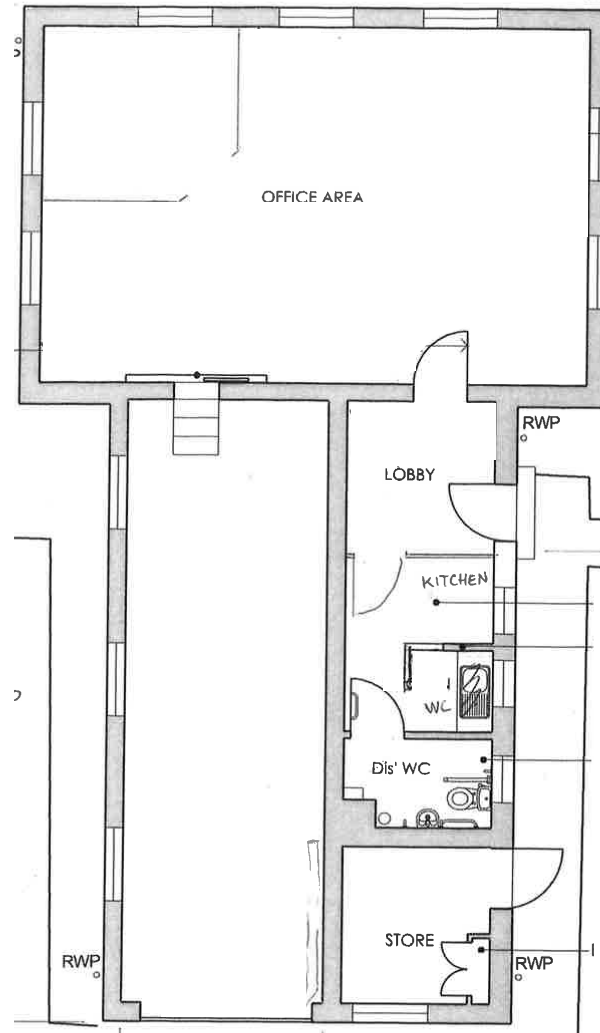
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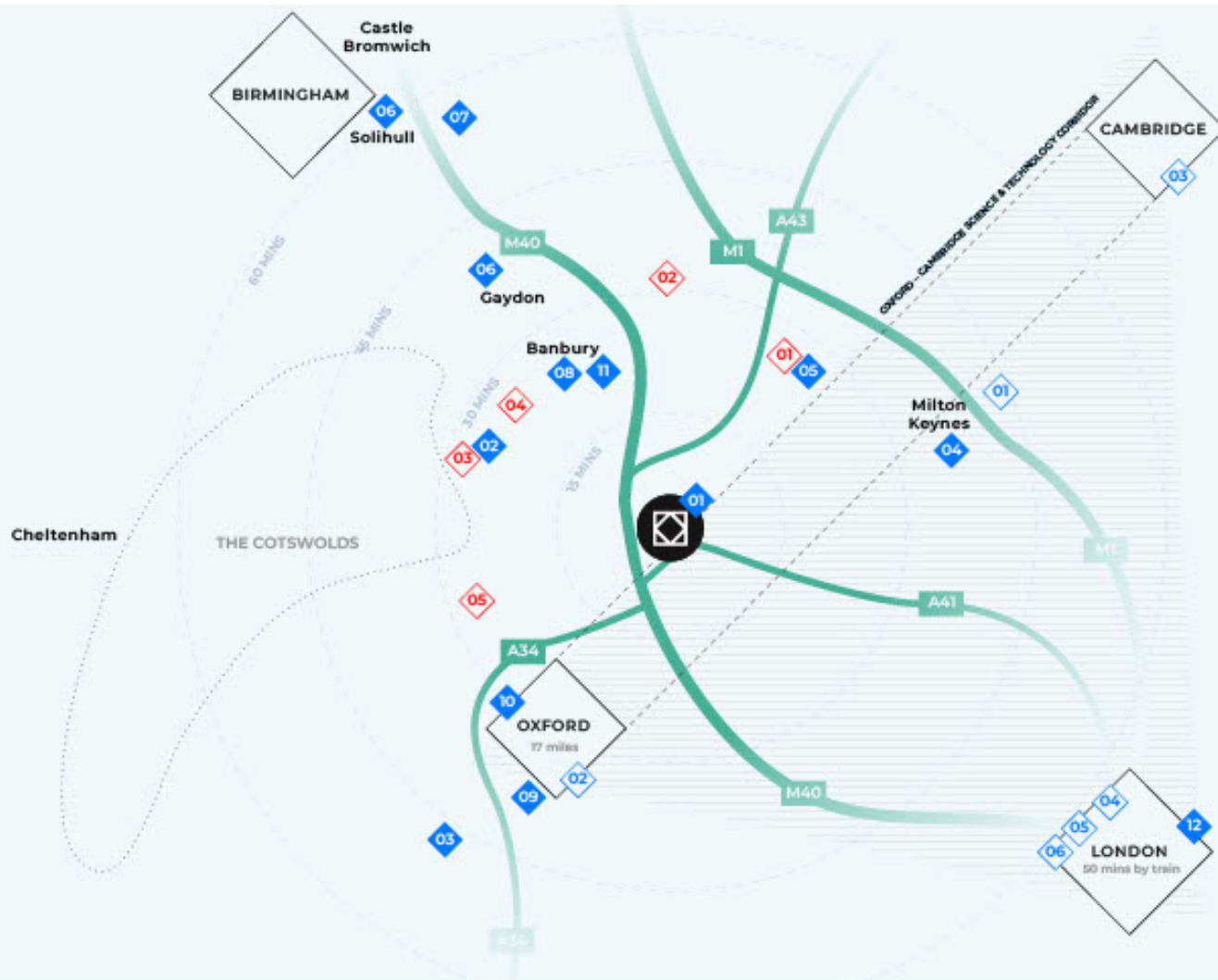




// Floorplan



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).



## OUR LOCATION

### MOTORSPORT VALLEY

- 01 • McLaren Formula E
- 02 • Alpine F1 Team  
• Lotus F1
- 03 • Williams Engineering
- 04 • Red Bull Racing
- 05 • Aston Martin  
• Dragon Penske Autosport  
• Envision Formula E
- 06 • Jaguar Land Rover
- 07 • Motorsport Industry Association
- 08 • Hass F1  
• Arrival Roborace  
• Prodrive
- 09 • Tokomak
- 10 • BMW (Mini)  
• Jaguar Formula E  
• NIO Formula E
- 11 • Arrival roborace
- 12 • Tevva

### THE GOLDEN TRIANGLE

- 01 • Cranfield University
- 02 • University of Oxford  
• Oxford University Innovation  
• Oxbotica
- 03 • University of Cambridge
- 04 • University College London
- 05 • Imperial College London
- 06 • Brunel University London

### PLACES OF INTEREST

- 01 • Silverstone
- 02 • Catesbury Tunnel
- 03 • Enstone
- 04 • Soho Farmhouse
- 05 • Blenheim Palace

### // Motorsport Valley

Sitting within 'Motorsport Valley', this business cluster has the largest concentration of motorsport firms in the country and is worth c£9bn to the UK economy, employing c.40,000 people.

### // Oxford - Cambridge Arc

Located at the heart of the Oxford-Cambridge Arc, Bicester Heritage provides a strategic setting within the UK's innovation cluster, with established transport links to major mobility attractions and research and development locations, some 90 minutes from 50% of the UK's population.