



Minton Place, Victoria Road, Bicester OX26 6QB

**TO LET**

Refurbished town centre offices with generous car parking

1,299 Sq Ft  
(121 Sq M)

## DESCRIPTION

Minton Place is a courtyard office development in Bicester with generous on site parking. Unit 6 is arranged over ground and first floors with self contained kitchen and WC facilities. There are 5 car parking spaces allocated in the secure gated car park.

Unit 6 has recently been comprehensively refurbished to a modern standard, and is ready for occupation immediately.

- ✓ Secure On Site Parking (5 spaces)
- ✓ Open plan accommodation
- ✓ Air Conditioning
- ✓ LED lighting
- ✓ Kitchen Facilities
- ✓ Excellent natural light

## LOCATION

Minton Place is located in Bicester town centre. The town has two railway stations; Bicester Village Station, which currently accesses Oxford, Reading and London Paddington and Bicester North Station, which is situated in the middle of the London Marylebone and Birmingham Snow Hill line. The town is directly linked with the A41 to the M25 and is 2 miles from the M40 J9.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 6	1,299	121
<b>Total</b>	<b>1,299</b>	<b>121</b>

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

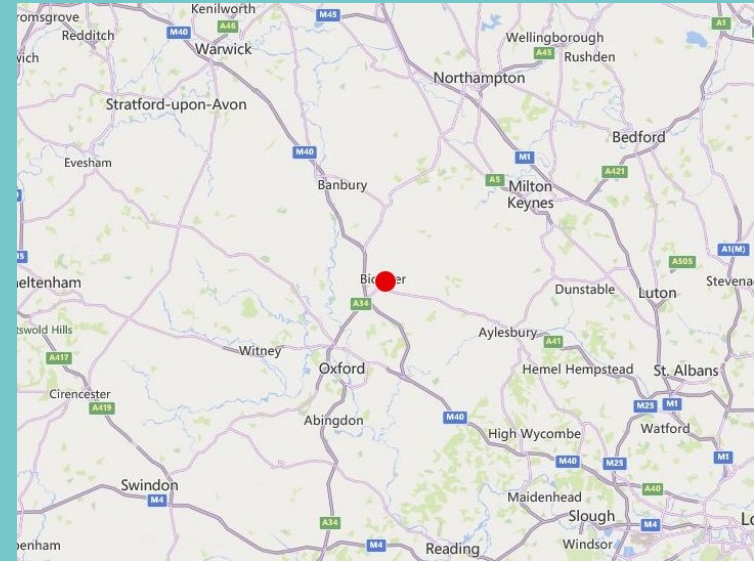
## BUSINESS RATES

Rateable Value : £22,500. Rates payable for 2024/2025 is approx £11,227 per annum.

## TERMS

Price on application. Flexible lease terms available on a new lease directly from the landlord.

**EPC** The property has an energy performance rating of B (33). The full EPC is available on request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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