

# Self Contained Town Centre Office To Let

**13 & 14 Market Square**

Bicester, Oxon – OX26 6AD

BWP

# Self-Contained Town Centre Office To Let – 1,935 Sq.ft (GIA)

13 & 14 Market Square, Bicester, Oxon, OX26 6AD

ASKING RENT £15,000 pa



## Summary:

- An opportunity to lease a 1935 Sq.ft self-contained office in central Bicester across two floors just 15 miles north of Oxford
- The property is located on the northern side of Market Square occupying a prominent position in Bicester town Centre
- 10-15 Minutes walk from Bicester Town Railway Station and Bicester North Railway Station
- Unfurnished, ready for occupation
- Multiple individual meeting/consulting rooms, Kitchen & W.C
- Ideal for a company HQ or base in town
- Not elected for VAT

We are instructed to offer the property by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £15,000 pa (excl)

# 13 & 14 Market Square, Bicester, Oxon, OX26 6AD

## ASKING RENT £15,000 pa

### Location:

The historic town of Bicester is situated in the county of Oxfordshire, England. It is located approximately 12 miles northeast of the city of Oxford and about 60 miles northwest of London. Bicester is known for its rich history and heritage, and it's well-connected to major transportation routes, including the M40 motorway and a railway station with direct links to London and Oxford. This historic town's location has made it an important crossroads in the region and a centre for both local and tourist interest.

### Description:

The self-contained office with separate access is on the first and second floors located above two units on the ground floor currently set up as an estate agents and café. The office comes with 4 designated parking spaces to the rear (3-6).



### VAT:

The property is not elected for VAT.

### Areas:

**Gross Internal Area 179.7 m2 (1935 sq ft)**

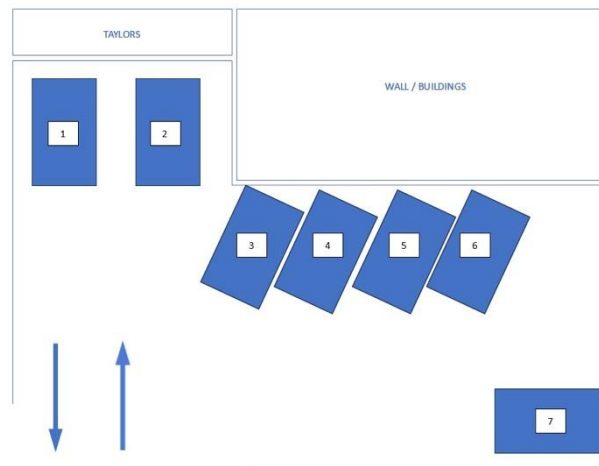
NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### Term:

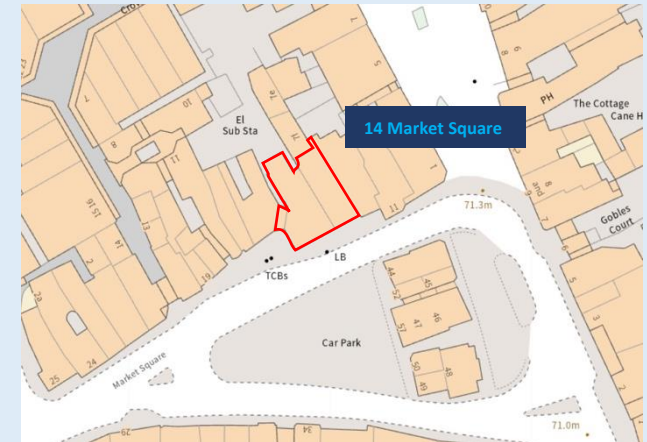
The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

## Asking rent of £15,000 pa

(exclusive of Business Rates, VAT and Insurance).



Parking Orientation



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ASKING RENT £15,000 pa



### Planning:

The property currently has Class E (c) Use (office).

### EPC:

EPC Rating of E

### Business Rates:

Ratable Value £27,000. For Rates payable the occupier should make their own enquiries with the local authority.

### Service Charge and Insurance:

Service Charge capped at £2,500 pa for first 5 years

Insurance circa £1,906.64 pa

### Timing:

Immediately available.

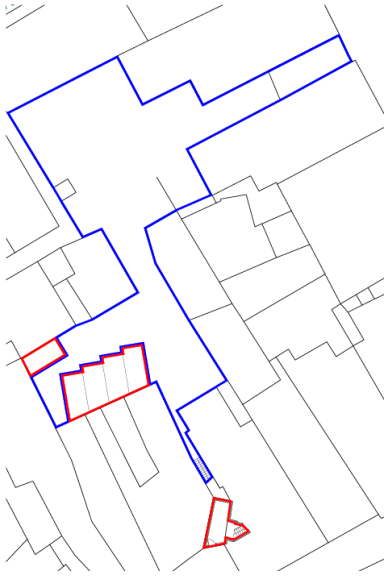
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## ASKING RENT £15,000 pa



Ground Floor Entrance and Parking



First Floor



Second Floor

### Areas:

	Gross Internal Area		Net Internal Area	
	Sqm	Sq Ft	Sqm	Sq Ft
First Floor	112.9	1215	81.59	878
Second Floor	66.8	720	61.47	662
<b>TOTALS</b>	<b>179.7</b>	<b>1935</b>	<b>143.06</b>	<b>1540</b>

NB. Information provided by the Vendor, not measured by BWP Commercial Property.



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