

# PRESTIGIOUS OFFICES



St Edburg's Hall,  
London Road,  
Bicester  
OXON, OX26 6BL

Ground Floor  
Available 1,075 sq ft



**01869 814 400**  
[wild-property.co.uk](http://wild-property.co.uk)

\*Business Rates exemption is subject to qualifying criteria



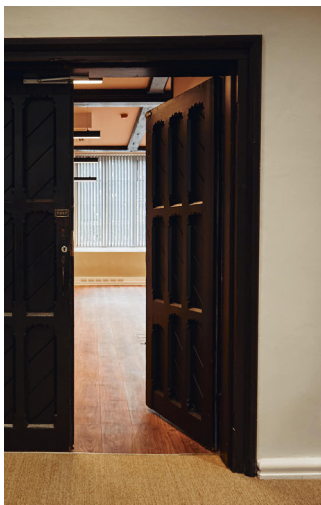
## BICESTER

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

The transport strategy for the town includes plans for the entire transport network leading to reduced reliance on the car.



## THE PROPERTY

This lovely Victorian stone building dating from 1882, originally designed for public use, was subsequently converted to offices - retaining many of its original Gothic features.

It has two principal floors of modern office accommodation in a mix of open plan and private rooms. The natural lighting, stylish contemporary refurbishment along with its period features make for an iconic building.

The facilities within St Edburgs Hall office include:

- 24/7 access
- Fibre-optic broadband
- Range of office sizes
- Air conditioning in some offices
- Kitchen
- Off-street and local parking
- Access to meeting rooms and event spaces at nearby Perch Coworking
- Shared building services managed and maintained
- Utilities and services covered via a service charge



## LOCATION

St Edburg's Hall sits within a fantastic location. A full range of amenities, facilities, car parks and communication links are within just a few minutes' walk. Bicester Village, with its Railway Station and Bicester town centre are on the doorstep.

Net Internal Floor Areas are as follows:

FLOOR AREAS	SQUARE FEET
<b>GROUND FLOOR</b>	
Office Accommodation with private kitchen and meeting rooms	1,075 sq ft
<b>FIRST FLOOR</b>	
Office Accommodation Mezzanine Office	LET
<b>BALCONY LEVEL</b>	
Board Room	LET
<b>TOTAL</b>	<b>1,075 sq ft</b>

## RENT

The available space is available at £24,000 p.a. exclusive.

## LEASE

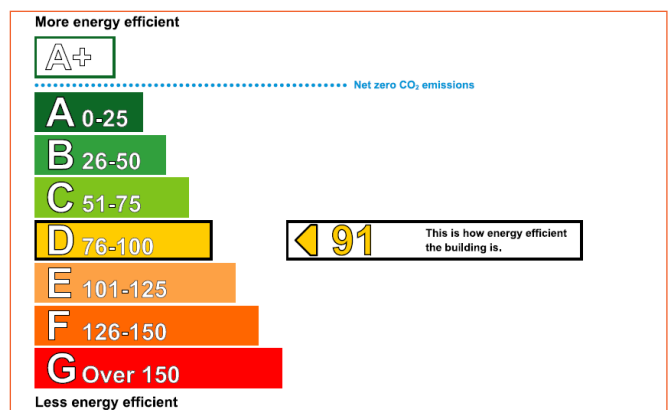
A new lease is available which will include a service charge to cover communal items.

## BUSINESS RATES

Separate ratable values apply for the different parts of the building. The amount payable will depend upon the extent of the property occupied.

## THE OWNER

Our client is Point of Difference, who own and manage many fantastic workspaces in and round Bicester. They create unique and stylish spaces and take a long-term view with clients to help them to grow and be successful. As a client, access would be made available to all the facilities at their other locations including meeting rooms, offices and event spaces. Please note the agent has a financial interest in this property.



## FURTHER INFORMATION

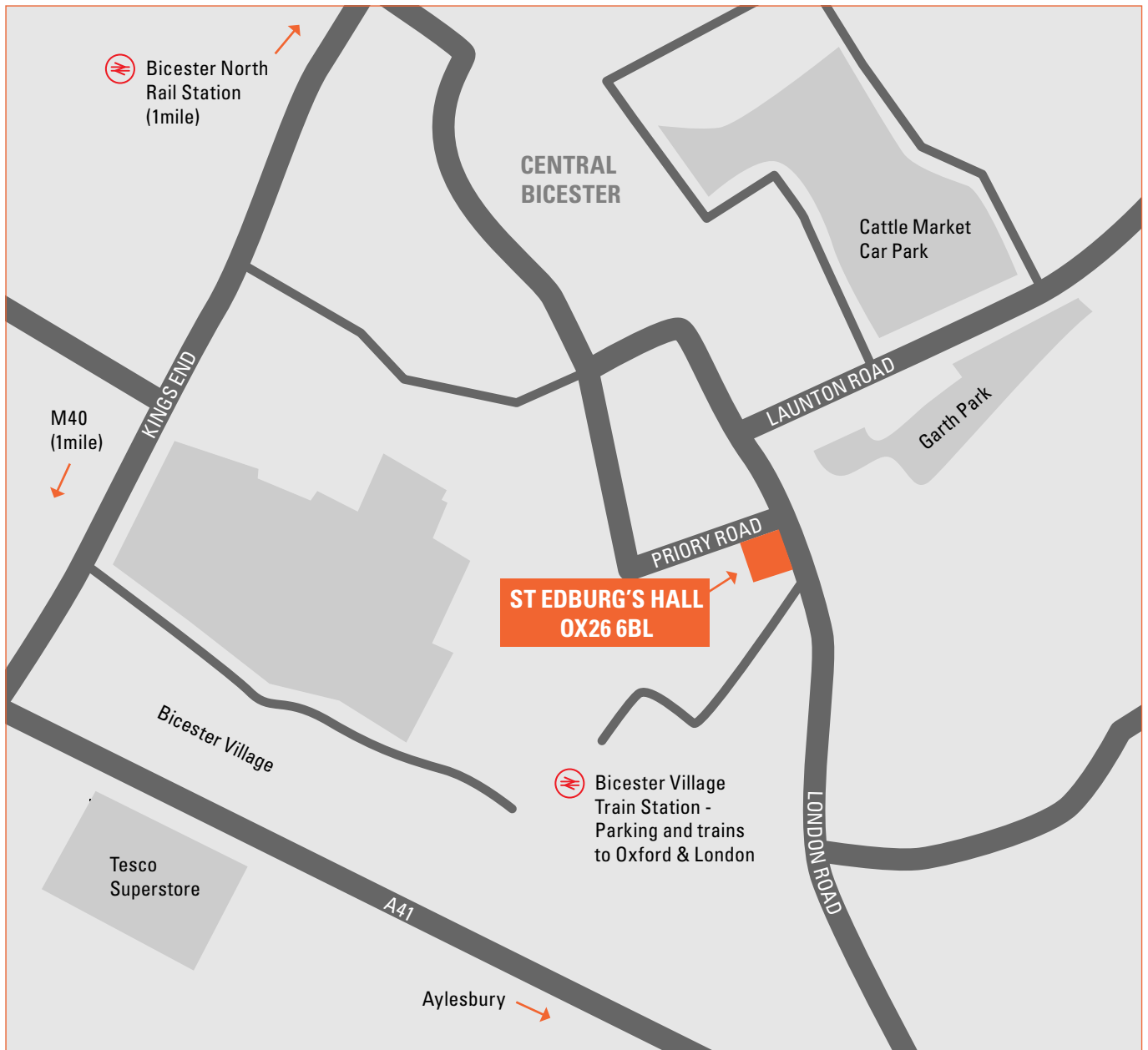
Is available from Neil Wild

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