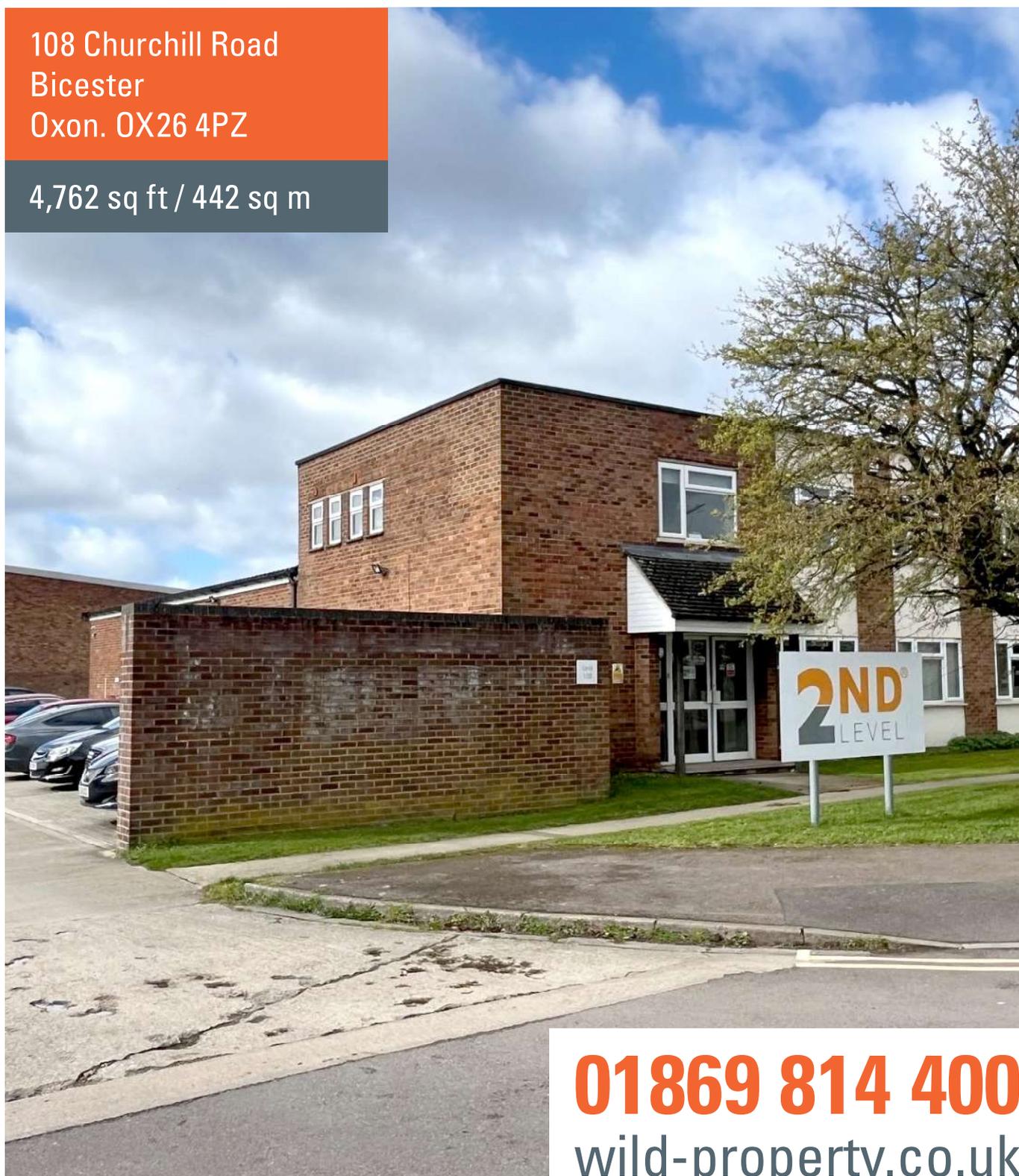


WAREHOUSE WITH OFFICES LEASE



108 Churchill Road
Bicester
Oxon. OX26 4PZ

4,762 sq ft / 442 sq m



01869 814 400
wild-property.co.uk

WAREHOUSE



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 PROPERTY

The unit is an end of terrace fronting Churchill Road with the warehouse loading door to the back of the unit where there is plenty of servicing space for vehicles.

The property has the following features:

- Vehicle parking with additional loading area.
- Warehouse with an eaves of 3.40 metres.
- Electrically operated loading door of 3.10 m high x 3.05 m wide.
- Three phase electrics.
- Good quality warehouse floor.
- Refurbished ground and first floor offices with good quality bathrooms and kitchens on each floor.
- PVC double glazed windows.
- Shower.
- Gas space heater to the warehouse and gas fired heating to the offices.
- Fire and intruder alarm and a door entry system.

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Commercial Property | Chartered Surveyors | Asset Management | Investment

PARKING SPACES



PARKING SPACES



PARKING/LOADING AREA



EXAMPLE OFFICE





ACCOMMODATION

The gross internal area comprises of the following:

Warehouse	236.71 sq m	2,548 sq ft
Ground Floor Office	102.86 sq m	1,107 sq ft
First Floor Office	102.86 sq m	1,107 sq ft
TOTAL	442.43 sq m	4,762 sq ft

BUSINESS RATES

The Rateable Value is £42,250 (April 2026).

[Summary valuation - Valuation Office Agency - GOV.UK](#)

This is not the amount payable. The expected annual rates payable is £18,675 based on the current multiplier.

Unit	108
Size (sq ft)	4,762
Parking	18+ spaces
Rent p.a.	£55,000
Expected Rates Payable (2026/27)	£18,675
Building Insurance (2026)	£1,260
Energy Performance	D

RENT

£55,000 p.a. exclusive. We are advised that VAT will not be payable in addition.

LEASE

The property is available either by way of an assignment of the existing full repairing and insuring lease expiring 13th June 2028 at a rent of £55,000 per annum exclusive of other outgoings. Alternatively, it is possible to agree a new lease for a longer period directly with the landlord.

ENERGY PERFORMANCE CERTIFICATION

Satellite Solutions Worldwide 108 Churchill Road BICESTER OX26 4XD		Energy rating D
Valid until 11 February 2029	Certificate number 0020-1989-0361-4590-2084	

FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

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e: neil@wild-property.co.uk

www.wild-property.co.uk



IMPORANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

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