

SHOWROOM & WAREHOUSE FOR LEASE



34b Murdock Road
Bicester,
OXON, OX26 4PP

7,440 sq ft / 690 sq m



01869 814 400
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.

DIRECTIONS

Starting from Launton Road, turn onto Murdock Road. Follow the road and then take the right hand turn in front of Murdock House. Follow the road towards the end. Turn left - the unit shares the access road with Grant and Stone Plumbing.

THE PROPERTY

The unit is on the Murdock Road, forming part of the established Launton Road industrial estate to the east of the town centre.

The property has the following features:

- Open plan warehouse or showroom: 38.40 metres x 17.90 metres.
- Floor Area (Gross Internal): 690 sq m / 7,440 sq ft
- Eaves Height: 4.60 metres
- Large loading Door: 4 metre height
- Brand New Customer Entrance Doors with electric roller security shutter
- Parking for 8 vehicles on the forecourt
- Three phase electric
- Double glazed windows
- New LED lighting
- Planning permission for installation of toilet facilities (at present there are no such facilities)

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Commercial Property | Chartered Surveyors | Asset Management | Investment



PLANNING

A change of use from warehouse to showroom was granted in 2021.

RENT

£50,000 p.a. exclusive

LEASE

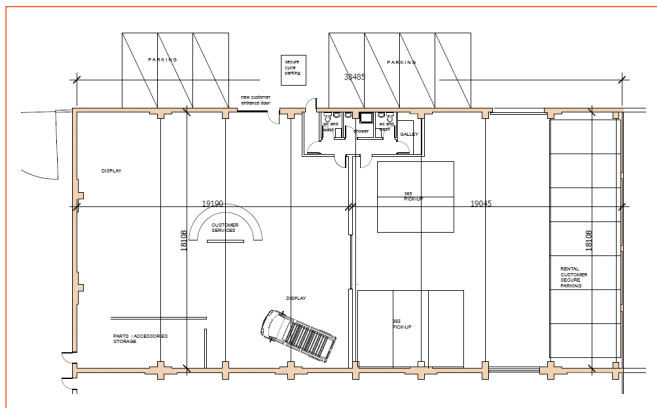
The lease is on full repairing and insuring basis. Our client is the tenant of the unit who has relocated to new premises. Our client has a lease until June 2033, with a tenant break clause in June 2030. An assignment or sublease is available. Alternatively, with agreement from the landlord, a new lease can be agreed.

BUSINESS RATES

The Rateable Value for the whole building is £41,250 (2022/23). This is not the rates payable. The rates payable (2022/23) is in the region of £21,000 p.a.

ENERGY PERFORMANCE CERTIFICATE

Unit 33b-34b Murdock Road Launton Road Industrial Estate BICESTER OX26 4PP	Energy rating D
Valid until 22 April 2030	Certificate number 0920-0730-2872-2724-3002



FURTHER INFORMATION

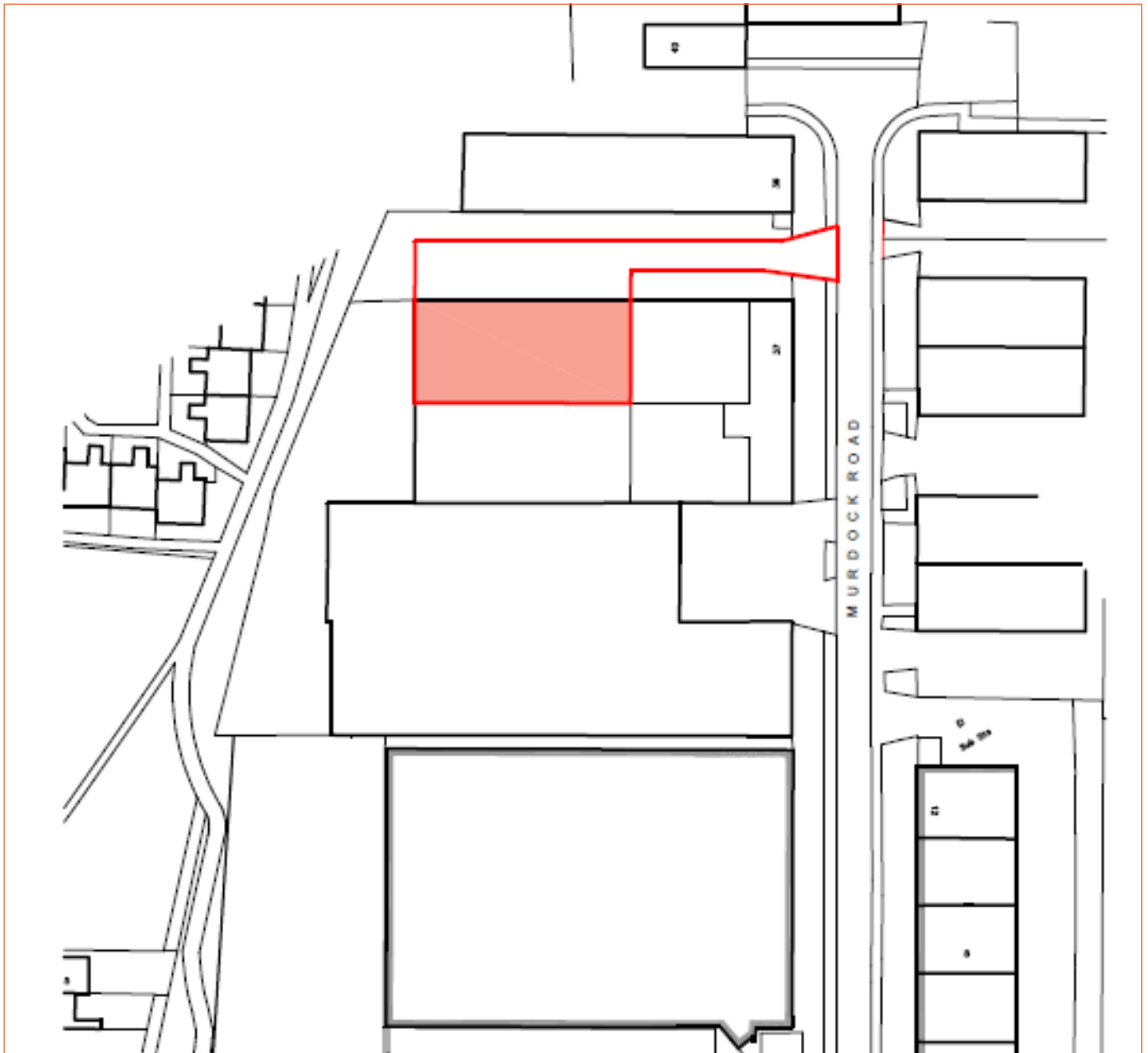
Is available from Neil Wild

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IMPORANT NOTICE

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

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2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.
8. We have not checked any of the services or facilities.