

OFFICES FOR LEASE



The Eco Business Centre
Charlotte Avenue
Bicester
OX27 8BL

Zero Carbon
Business Space

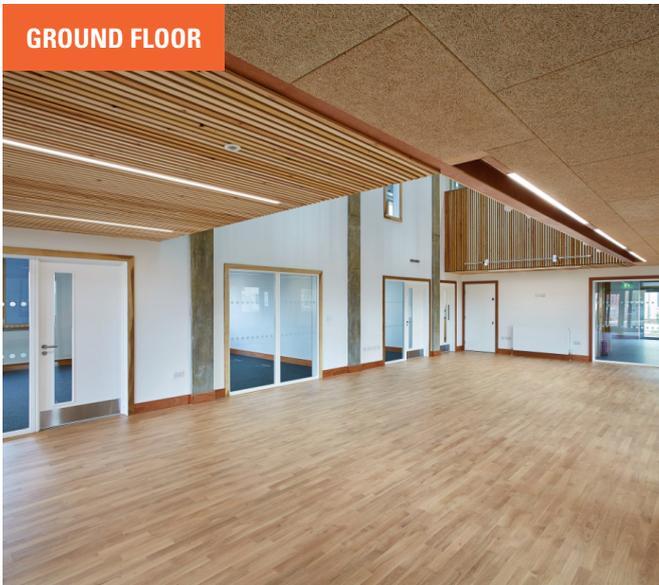


01869 814 400
wild-property.co.uk

BICESTER

Bicester is at the forefront of the nation's growth plans 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 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.

GROUND FLOOR



INTERNAL BALCONIES



ECO TOWN

This is an exciting project initially for 3,000 true zero carbon homes to be built by 2031. Elmsbrook is the pioneering stage of the Eco Town which includes the Eco Business Centre as well as a primary school with a combined heat and power district heating plant. Elmsbrook is situated immediately off the Banbury Road to the north west of the town, close to the A4095 ring road. It is located 1.25 miles from Bicester North mainline railway station and 2 miles from the town centre. A building certified to Passivhaus Plus not only drastically reduces energy use, but it also produces as much energy as occupants consume, turning them into Passivhaus Powerhouses. This is the first UK non-domestic building to be awarded Passivhaus Plus.

EXTERNAL VIEW



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OFFICE SPACE



THE ECO BUSINESS CENTRE

Forming an integral part of the Eco Town to the north west of Bicester, the Eco Business Centre is a brand new, zero carbon in use three storey office building.

Basing your business here offers a fantastic opportunity to pioneer new and more creative working practices and reduced carbon travel plans for business owners and their employees.

Solar panels generate enough electricity to power the building. Designed with good indoor air quality through the use of natural materials, offices with good natural daylight, outdoor space on a balcony and a central space to allow networking and coworking. Rain water from the roof is collected in a tank to re-use for the toilets. The building's walls, floor and roof are insulated and windows are thermally efficient to prevent heat loss. BREEAM - the Building Research Establishment Environmental Assessment Method - have awarded this building as Excellent. This is the first UK non-domestic building to be awarded Passivhaus Plus. Heat is generated

through a gas powered turbine that also exports energy to the national grid.

The building comprises three floors. The ground floor with two smaller offices and a large central hub for networking and additional large room for coworking. The first and second floors provide 10 additional self-contained office suites with separate meeting rooms in addition.

There is a community manager at the building full time with access available to tenants 24 x7.

As an eco-business centre we are encouraging business owners to implement carbon reducing means of transport. There is an electric car club, regular bus service to Bicester North and Bicester Village rail stations and to and from the town centre. Plenty of cycle racks and electric car charging points. There is a dedicated car park but availability is limited.

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PRICING

Contact us for further information. There is no formal lease instead just a simple Licence Agreement with no legal fees, delays or dilapidations. Rent includes energy and utilities, 24 hour security, tea and coffee facilities, cleaning, superfast Wi-Fi, service charges. Optional extras such as the car club, meeting rooms, IT support and phone line. All tenants are responsible for their own Business Rates but Small Business Rates Relief will apply subject to qualifying criteria. Rent is subject to VAT. One month deposit is payable.

CURRENT AVAILABILITY

There is a good range of offices available to suit differing space requirements from individual desks, to offices between 4 and 12 persons. See the range of options here. <https://www.perchcoworking.co.uk/eco-business-centre/offices/>

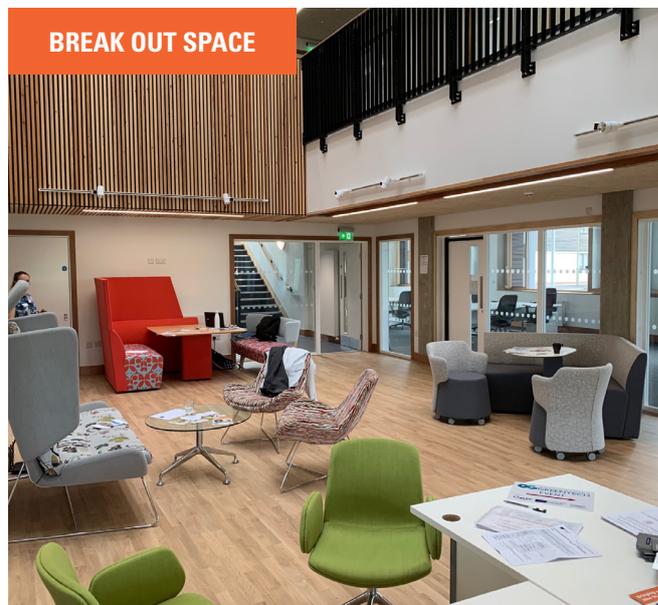
The nature of the flexible lease means that availability changes so do contact us for up to date information.

As well as self-contained offices there is plenty of space for coworking with various levels of membership available dependent on amount of use.

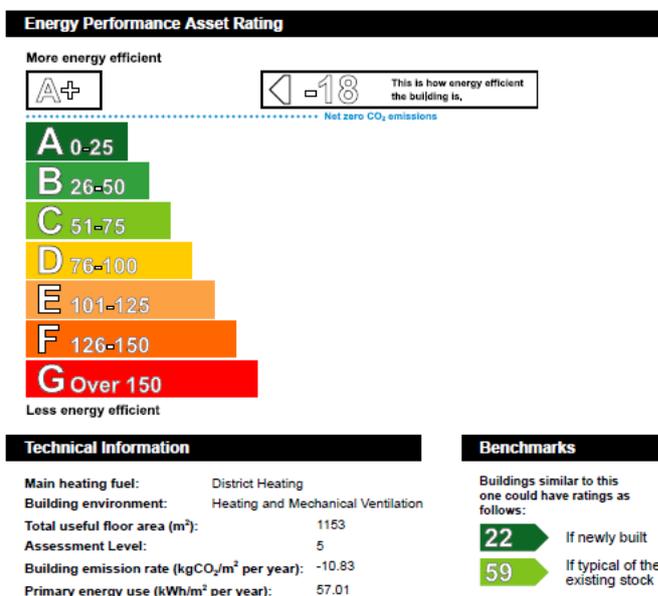
We encourage you to book an appointment to look over this great building and join the professional and collaborative working environment.

TOWN SQUARE

The Eco Business Centre is delivered by Town Square Spaces on behalf of Cherwell District Council. Town Square Spaces is an organisation priding itself on support to start ups and more established businesses where ever they are on their journey. Town Square operates a number of business spaces in different locations and as a member of the Eco Business Centre either as a co-worker or serviced office occupier you can expect a professional and productive working environment. Town Square support businesses through workshops, events and networking opportunities. The Startup Club



EPC



and Business Accelerator programmes are proving highly successful. Town Square have a team of staff to coordinate the business needs of its members including a Community Manager based full time at the Eco Business Centre. <https://thetownsquare.co.uk/>



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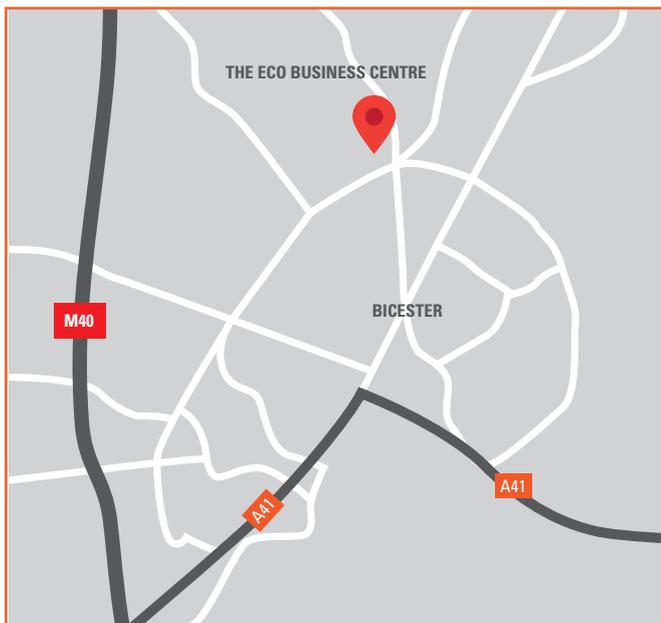
EXTERNAL BALCONY



LOCATION

We are located in the new eco village of Elmsbrook, Bicester North, OX27 8BL.

The car park for the Eco Business Centre is located behind the building. We have two spaces with electric vehicle charging. In line with our eco policy, parking is limited at the centre, so all parking must be booked in advance. Please call to book a space.



FURTHER INFORMATION

Is available from Neil Wild

T: 01869 814 400

M: 07801 164034

E: neil@wild-property.co.uk

www.wild-property.co.uk

or from the Community Manager, Lucy Wendon

T: 01869 208220

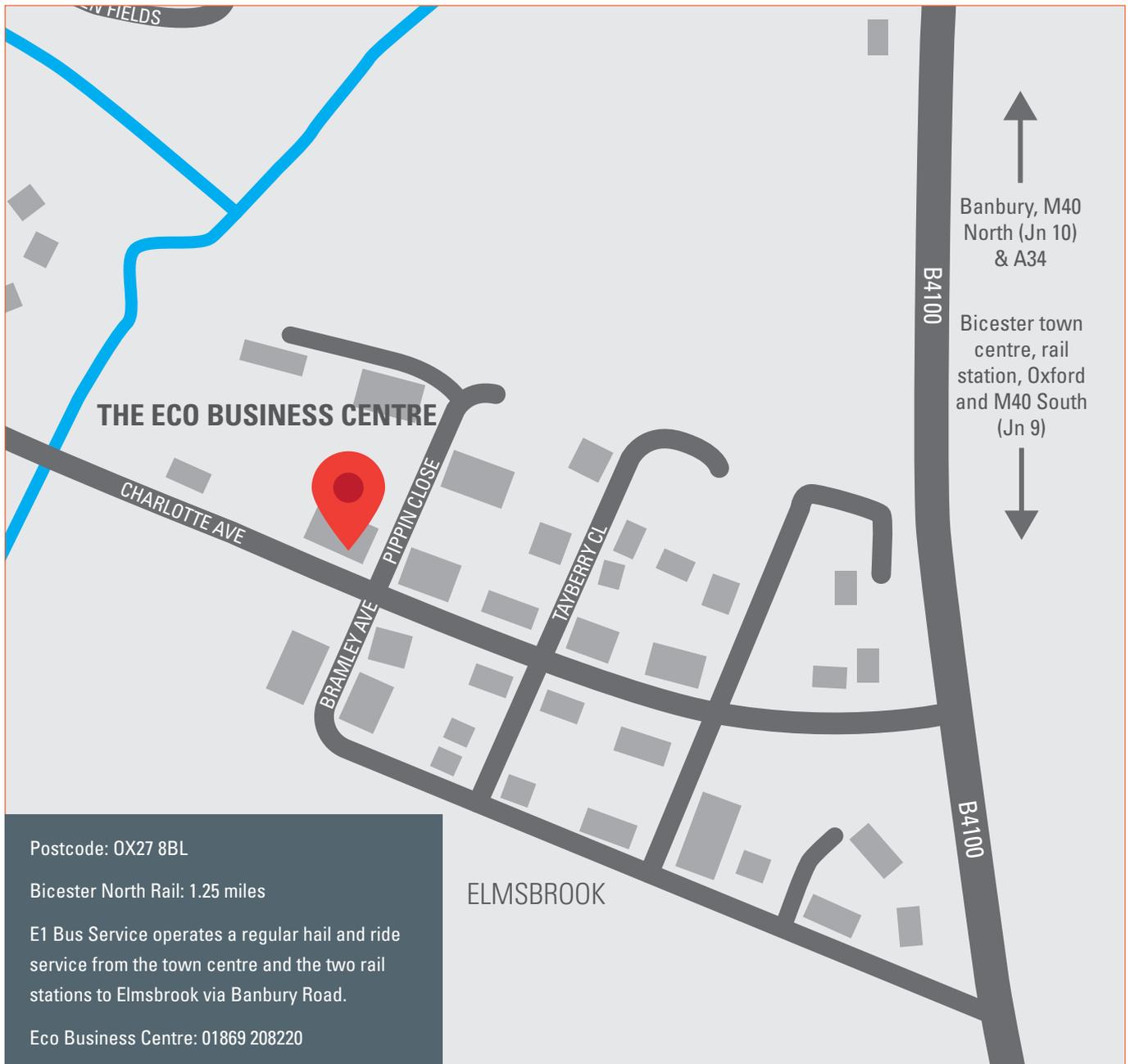
E: lucy@thetownsquare.co.uk

<https://thetownsquare.co.uk/spaces/bicester>



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Postcode: OX27 8BL

Bicester North Rail: 1.25 miles

E1 Bus Service operates a regular hail and ride service from the town centre and the two rail stations to Elmsbrook via Banbury Road.

Eco Business Centre: 01869 208220

IMPORANT NOTICE

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

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.

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