

To Let

Fully Refurbished Industrial Unit with Secure Yard

CBRE

41 Murdock Road Bicester OX26 4PP

14,388 Sq Ft (1,337Sq M) Approximately



Location

41 Murdock Road is situated in Bicester on the Launton Road Industrial Estate on the London to Birmingham M40 corridor approximately 12 miles north of Oxford on the A34/A41 trunk road. Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (4 min drive/1 mile) and Bicester Parkway (5 min drive/1.4 miles) with direct links to London Marylebone (from 50 mins), Birmingham (from 1 hr) and Oxford City (18 mins).

Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors, as well as advanced manufacturing and distribution/logistics. Also, internationally known due to Bicester Village Designer Retail Outlet which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Racing Bulls F1, Fresh Direct, EP Barrus, British Bakels, Ocado DPD and with a new major HQ facilities being developed for Siemens Healthcare, Evolito and YASA, a spin-out from the University of Oxford.

Description

41 Murdock Road comprises a detached warehouse/industrial unit of brick construction having a double pitched clad roof with a secure gated yard area and parking. The building is to be fully refurbished including new cladding. A detailed specification and plan are available upon request.

Accommodation

The property comprises the following:-

| Accommodation | Sq Ft | Sq M |
|----------------------------|--------|----------|
| Ground floor warehouse | 10,493 | 974.82 |
| Offices (Ground and first) | 3,895 | 361.85 |
| Total | 14,388 | 1,336.67 |



| Terms | Services |
|---|---|
| The premises are available to on FRI terms at a rental of £200,000 per annum exclusive. | We understand the property is connected to mains water, drainage, electricity and gas. These services have not been tested by the agents. |
| Business Rates | EPC |
| RV: £78000 | E-124 current. Following refurbishment expected rating to be “B”. |
| Service Charge | Lega Costs |
| N/A | Each party to be responsible for their own legal costs. |

CONTACTS

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