

To Let

Refurbished **office suites**

21 Causeway | Bicester | OX26 6AN

Self contained office suites on the first and second floors,
recently redecorated and available immediately.

adalta real

adaltareal.com
01295 670 123



First and second floor self contained offices near to the Market Square.

// Location

Bicester is one of the fastest growing towns in the UK and is a thriving North Oxfordshire town situated 12 miles north east of Oxford.

There is excellent access to the M40 at Junction 9. The town has high speed rail links to London, Birmingham and Oxford.

// Description

Two self contained office suites situated on the first and second floor benefitting from VVC facilities on each floor.

More particularly the premises benefits from:

- Carpeted floors
- Ground floor entrance
- Perimeter trunking
- CAT 5 lighting
- Storage heaters
- Superfast fibre broadband

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
First Floor	464	43.11
Second Floor	505	46.89
Total Area	969	90

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

// Rent

£15,000 pa

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

The rateable value is £12,000. The current rate multiplier is 49.9p in the £.

// EPC

The offices have an Energy Performance Asset Rating of E (125). Copies of the EPC certificate are available from the Agent

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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