

### B1(a) Business – Offices

1,082 sq ft (100.52 sq m)

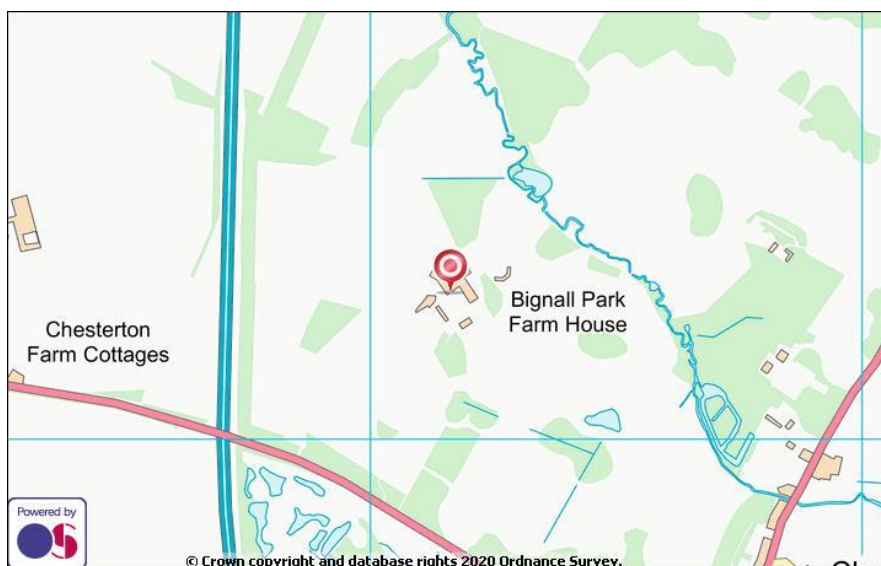
## 8 Bignell Park Barns Bicester OX26 1TD TO LET

### In Brief

- Attractive 'barn style' office in courtyard parkland office scheme close to Bicester and M40.
- Access to shared fibre broadband.
- Reduced electricity costs from landlord's PV installation.

### Location

Bignell Park Barns lie on the outskirts of Chesterton village, approximately 4 km (2.5 miles) south-west of Bicester and 8 km (5 miles) from Junction 9 of the M40 motorway. Access to the A34 is approximately 6.4 km (4 miles) with Oxford 19 km (12 miles) distant. The development is approached from the A4095 (Bicester to Witney Road) along a tree lined drive.



### Additional information

#### Description

Bignell Park Barns is an attractive courtyard office scheme on the edge of Bignell Park and benefitting from proximity to Bicester and M40/A34 interchange. There has been recent investment by the landlord in the incoming shared fibre broadband and PV array providing reduced electricity for tenants.

Unit 8 provides the following:

- \* Open plan ground floor office with partitioned office/meeting room
- \* Kitchenette and WC facilities within the unit.
- \* 6 car parking spaces

#### Terms

Unit 8 will be available to let on a new lease, on terms to be agreed, at a commencing rental of £24,000 per annum exclusive. The tenant undertakes internal repairs and reimburses the landlord for building insurance and external maintenance and services via service charge.

The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

#### Rates

Rateable Value: £16,000

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

#### EPC

D(100)

#### Postcode

OX26 1TD

#### Enquiries

David Williams  
07768 985949  
david.williams@bidwells.co.uk  
or

Rob Beatson  
07976 590996  
robert.beatson@bidwells.co.uk

Subject to Contract –  
August 2020

#### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection.