

TO LET

Carter Jonas



**6 TALISMAN BUSINESS CENTRE
BICESTER
OX26 6HR**

**Prominent modern office building
adjoining Bicester Village Rail Station.**

Available as a whole or by floor

- 4,754 sq.ft to 9,865 sq.ft
- 34 car spaces (combined)
- Adjoining Bicester Village Rail Station
- To be refurbished
- Competitive Rental

LOCATION

Bicester is a historic market town that is rapidly expanding with the population set to increase from 30,000 to 50,000 by 2031. Its location in Oxfordshire and within the Oxford-Cambridge 'Arc' makes it integral to the region's thriving knowledge-based economy with access to a highly skilled and educated workforce.

The property is located close to Bicester town centre, opposite Bicester Village Train Station and is easily accessed from the A41 which provides a link to the A34 and the M40 J9 just 4 miles to the south.

With two mainline train stations, Bicester has direct services into London Marylebone from Bicester North and Bicester Village, the fastest service taking 52 mins. Bicester Village provides a direct service into Oxford railway station in 19 mins. Bicester is also set to benefit from the new East West Rail Link.

DESCRIPTION

Unit 6 comprises a detached modern office building set within its own site to the front of Talisman Business Centre.

The accommodation is arranged over ground and first floor, being available as a whole or by floor and is to be refurbished, either directly by the landlord or through a contribution to the tenant to undertake works.

Each floor currently has a range of previous tenant's layouts, which can be retained or returned to an open plan format.

The property provides the following specification:

- Raised Floors
- Suspended Ceiling
- Double Glazing
- Recessed Lighting
- Air Conditioning
- 8 Passenger Lift
- Male & Female WC's
- DDA WC
- 34 Car Parking Spaces

ACCOMMODATION

The property provides the following approximate net internal floor areas, measured in accordance with the Code of Measuring Practice 6th Edition provides a net internal area of:

	Sq M	Sq Ft
Ground Floor	441.7	4,754
First Floor	474.8	5,111
Total	916.5	9,865

TERMS

The premises are available to lease on new full repairing and insuring terms at a rental based on £22.00 psf, exclusive of all other outgoings, assuming refurbishment works are undertaken.

An estate service charge is due, details of which are available on request

BUSINESS RATES

The property has the following rating assessment:

Rateable value: £179,000

Interested parties should make their own enquiries direct with the Local Authority to establish rates payable.

VAT

VAT is applicable to the rent.

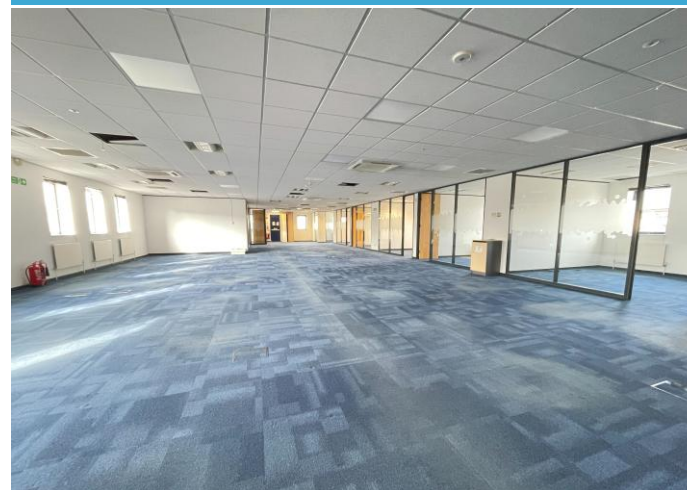
LEGAL COSTS

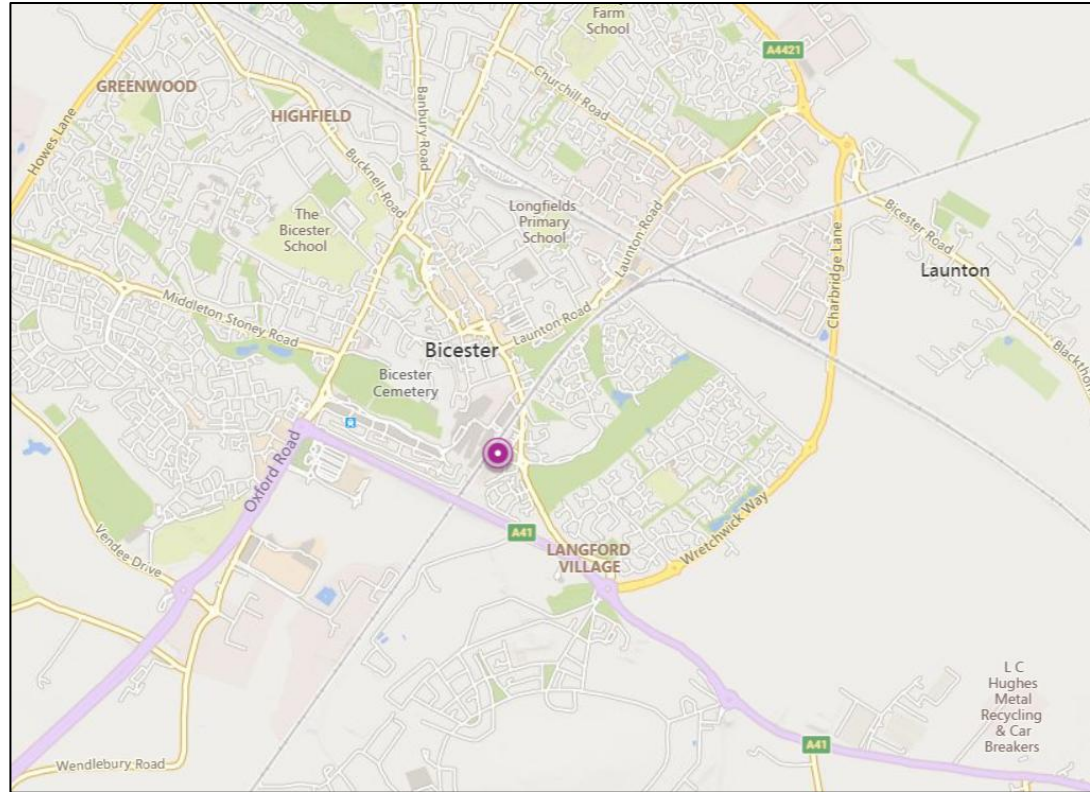
Each party is to be responsible for their own legal costs.

EPC

A new EPC will be provided following completion of landlord works.

The property has a current EPC rating of D.





Viewing by appointment through Carter Jonas

Jon Silversides MRICS
 Jon.silversides@carterjonas.co.uk
 M: 07720 537141

Elliot Lusby-Park MRICS
 Elliot.Lusby-Park@carterjonas.co.uk
 M: 07920 456225

Ellis Murphy
 ellis.murphy@carterjonas.co.uk
 M: 07483 448088

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

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