

MURDOCK HOUSE

# PRODUCTION, LOGISTICS OR RESEARCH AND DEVELOPMENT SPACE

## 38,977 SQ.FT. TO LET



MURDOCK HOUSE | 30 MURDOCK ROAD | BICESTER | OXFORDSHIRE | OX26 4PP



## DESCRIPTION

Murdock House is situated in a secure and gated self-contained site, together with substantial car parking and yard areas. The building provides quality production, logistics or research and development accommodation, including a 34% office content. The unit has an internal eaves height of 5.86m. The property also benefits from 2 roller shutter doors.

The site has capacity for 60+ car parking spaces.

Floor	Use	Sq ft	Sq m
Ground	Warehouse	25,827	2,399
Ground	Offices	13,150	1,222
<b>Total</b>		<b>38,977</b>	<b>3,621</b>

Gross Internal Area measured in accordance with the current R.I.C.S. Code of Measuring Practice.



# BICESTER

Bicester is at the forefront of Oxfordshire's growth plan due to the town's exceptional road and train connections. Bicester's population of 30,000 + is projected to rise to 50,000+ by 2031.

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. Bicester is 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 Bull's F1, Fresh Direct, EP Barrus, British Bakels, Ocado, DPD and with new major HQ facilities being developed for Siemens Healthcare.

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).



## LOCATION

Murdock Road is situated within the heart of Bicester's commercial area. The property is accessed from Launton Road via Murdock Road which provides easy access to the town centre and M40.

Murdock House is within easy walking distance from Bicester town centre amenities including restaurants, shops and leisure activities.

## TERMS AND VAT

The property is available on a new fully repairing and insuring lease. VAT will be chargeable in addition to the rent and service charge.

## SERVICE CHARGE

The property is self-contained and no service charge is payable.

## SERVICES

We understand that all mains services are connected, including gas. None of the above services have been tested by the agents.

## RATES

Details of the rateable value are available from the agents.

## VIEWING AND FURTHER INFORMATION

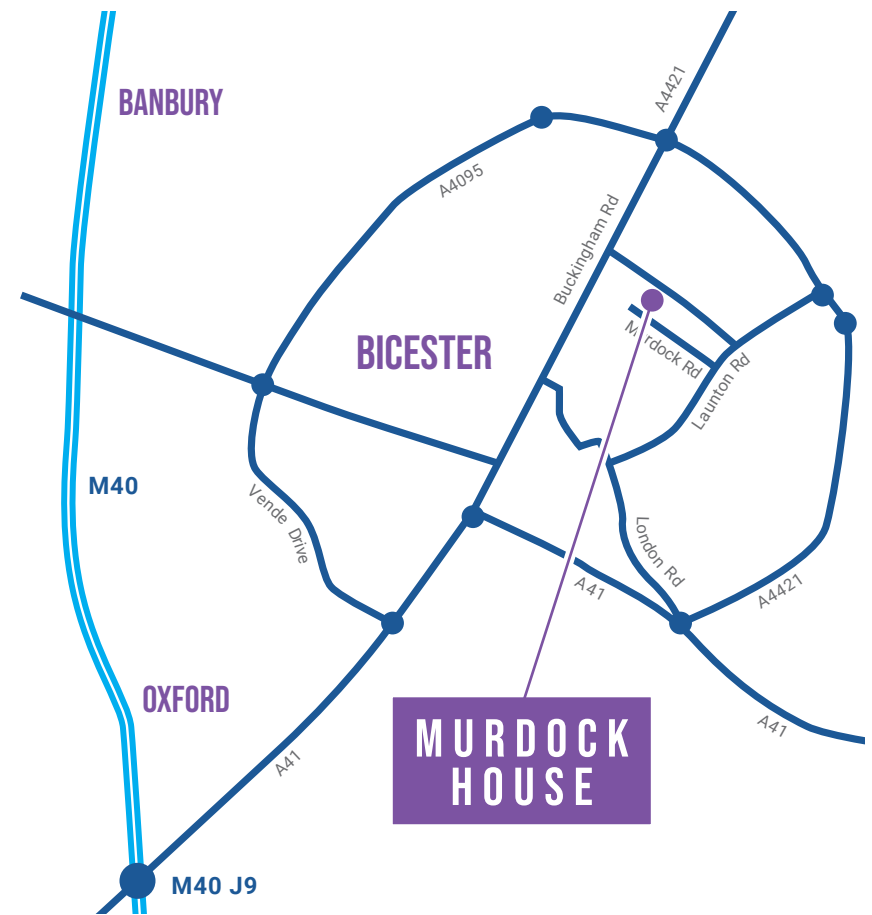
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