

# PRESTIGIOUS OFFICES



St Edburg's Hall,  
London Road,  
Bicester  
OXON, OX26 6BL

2,155 sq ft  
Office Space

Ground Floor Let



**01869 814 400**  
[wild-property.co.uk](http://wild-property.co.uk)

\*Business Rates exemption is subject to qualifying criteria



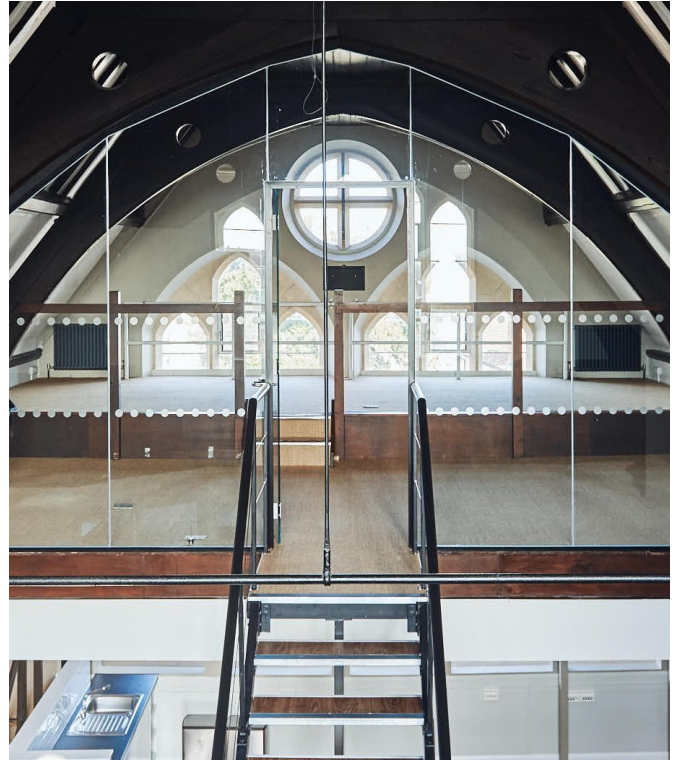
## BICESTER

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

The transport strategy for the town includes plans for the entire transport network leading to reduced reliance on the car.



## THE PROPERTY

This lovely Victorian stone building dating from 1882, originally designed for public use, was subsequently converted to offices - retaining many of its original Gothic features.

It has two principal floors of modern office accommodation in a mix of open plan and private rooms. There is an extra balcony level, linking with the first floor and could be used for private meetings or as a Board Room.

There are views over modern day Bicester, including Bicester Village. The building offers many qualities with architectural features such as arched windows with stone surrounds, two grand staircases, wood panelling and ceramic floor tiles.

The property has just completed a sympathetic refurbishment.

2 onsite parking spaces with plenty of public parking within 5 minutes walk.

## LOCATION

St Edburg's Hall sits within a fantastic location. A full range of amenities, facilities, car parks and communication links are within just a few minutes' walk. Bicester Village, with its Railway Station and Bicester town centre are on the doorstep.

Net Internal Floor Areas are as follows:

FLOOR AREAS	SQUARE FEET
<b>GROUND FLOOR</b>	
Office Accomodation Server Room and Store Rooms	1,075sq ft - NOW LET 210 sq ft.
<b>FIRST FLOOR</b>	
Office Accomodation Mezzanine Office	1,320 sq ft. 440 sq ft.
<b>BALCONY LEVEL</b>	
Board Room	185 sq ft.
<b>TOTAL</b>	<b>3,230 sq ft.</b>

## PRICING

The remaining 2,155 sq ft is available at £50,000.00 per annum exclusive of VAT.

## LEASE

A new lease is available which will include a service charge to cover communal items.

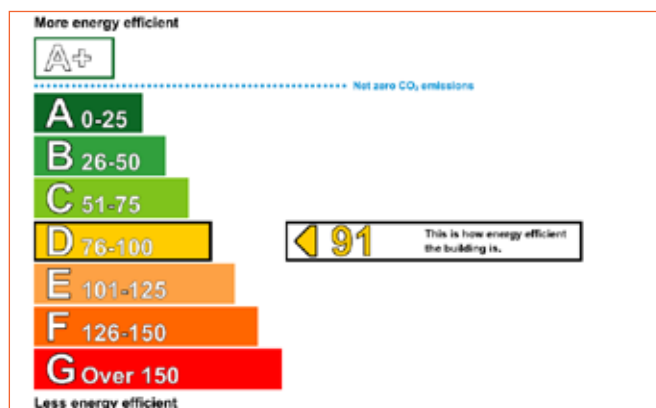
## BUSINESS RATES

Separate ratable values apply for the different parts of the building. The amount payable will depend upon the extent of the property occupied.



## OUR CLIENT

Our client is Point of Difference, who own and manage many fantastic workspaces in and around Bicester. They create unique and stylish spaces and take a long-term view with clients to help them to grow and be successful. Their other properties include access to meeting rooms, small and start-up offices and event space.



## FURTHER INFORMATION

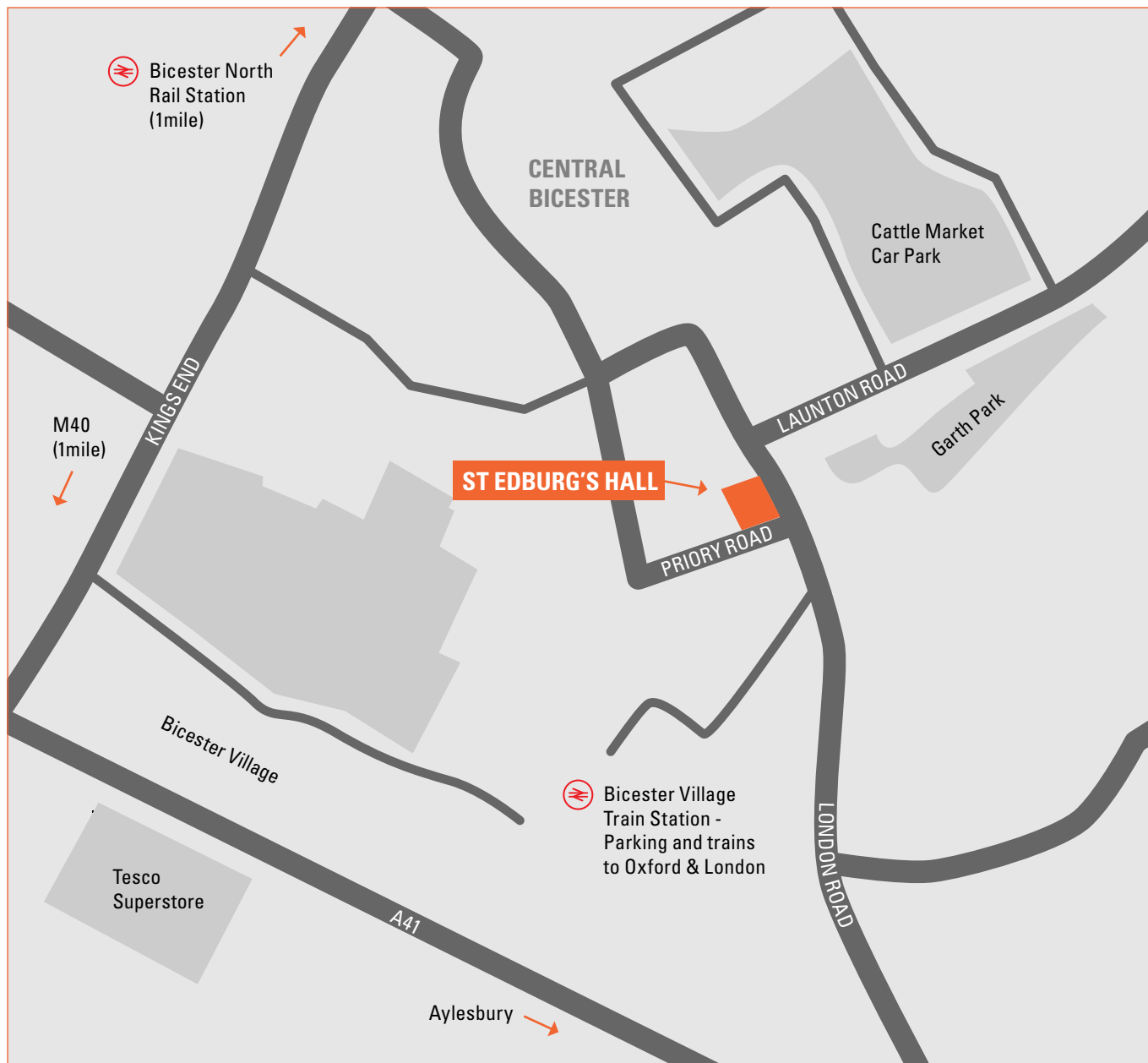
Is available from Neil Wild

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8. The agent has a financial interest in this property.

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