



## Minton Place

Bicester, OX26 6QB

### Refurbished Office Suite Within Bicester Town Centre With Generous Parking

**470 to 1,925 sq ft**  
(43.66 to 178.84 sq m)

- Refurbished suite
- LED Lighting
- New carpets
- Air conditioning
- Secure car park with 9 allocated spaces
- EV car charging

# Minton Place, Bicester, OX26 6QB

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 470 to 1,925 sq ft   |
| <b>Rent</b>           | £21.50 per sq ft   |
| <b>Business Rates</b> | Suite 3A,3B & 4 Rateable Value: £10,000, £10,750, £19,000                              |
| <b>VAT</b>            | All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>Estate Charge</b>  | An estate service charge is payable, please enquire                                    |
| <b>EPC Rating</b>     | B (37)   |

## Location

Strategically located, Bicester is a rapidly expanding town, that has seen significant growth over the recent years. Awarded the coveted Garden Town, the town's current population is projected to reach 50,000 by 2030 with the continued development of allocated land.

The world renowned Bicester Village has undergone further expansion and continues to draw substantial visitor numbers. The town's rail connections have been substantially improved with the opening of Bicester Village station and the upgrading of the Bicester-Oxford line and frequent direct services are offered to London Marylebone. The town benefits from excellent road connections providing ease of access onto the M40 and A34 and thence to London, the South Coast and the Midlands.

Within Bicester itself, Minton Place is located in the heart of the town centre just 150m from Sheep Street, the primary retail destination.

## Description

Minton Place comprises an office development of masonry construction under a pitched tiled roof. Units 3A,B and 4 are arranged internally over two floors to provide open plan office accommodation with LED lighting and air conditioning. The unit has been recently refurbished including kitchen facilities and there are WC facilities on each floor.

Externally there is a secure car park with allocated spaces for nine cars, some with EV charging facilities.

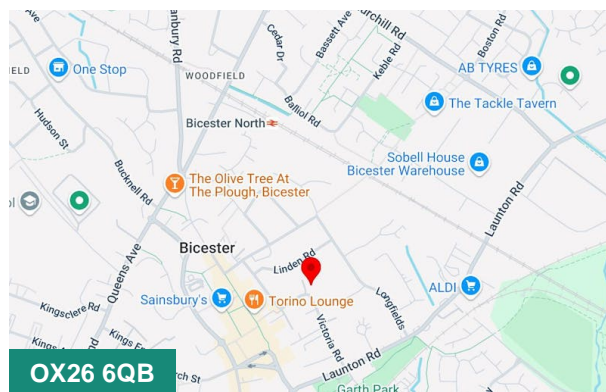
## Accommodation

The accommodation comprises the following Net Internal Areas:

| Name             | sq ft        | sq m          |
|------------------|--------------|---------------|
| Ground - Unit 3A | 470          | 43.66         |
| 1st - Unit 3B    | 513          | 47.66         |
| Ground - Unit 4  | 942          | 87.51         |
| <b>Total</b>     | <b>1,925</b> | <b>178.83</b> |

## Terms

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

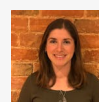


## Viewing & Further Information



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