

Quality office property
Modern offices with excellent car parking

GROUND FLOOR ONLY

Unit 6, Talisman Business Centre, London Road, Bicester OX26 6HR
4,964 Sq Ft (461 Sq M) - Rent £18.00/Sq Ft



VIEWING & FURTHER INFORMATION

Mike Gray MRICS
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- ✓ Short term letting to June 2022
- ✓ Self contained office
- ✓ Edge of town centre
- ✓ Prominent location
- ✓ Quality business environment
- ✓ Total quoting all-inclusive rent tbc

Gray Point Real Estate
Regal House
70 London Road
Twickenham
TW1 3QS

www.gray-point.com





Bicester is located close to Oxford by the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. Bicester, with a current population of 30,000, is expected to grow to 50,000 and has a catchment of close to 575,000. A number of major notable commercial and residential developments include the internationally renowned Bicester Eco Town where 5,000 new houses and new jobs are to be created; the development of Graven Hill Garden Village to provide close to 2,000 residential units and over 3,000 jobs; improvements to rail connectivity; the extension and expansion of Bicester Village Outlet Shopping Centre and the major £70m Bicester town centre development, Pioneer Square.

Talisman Business Centre adjoins Bicester Village railway station and is accessed off London Road, one of the town's principal arterial routes. The town centre and Bicester Village retail centre are both within a few minutes walk.

Unit 6 forms part of the Talisman Business Centre which is a quality office development. The unit forms part of a development of modern, fully fitted open plan office buildings set within an attractive landscaped development. The building has brick elevations and a slate roof.

- ✓ Air conditioning
- ✓ Full access raised floors
- ✓ Suspended ceilings and recessed lighting
- ✓ Ample private car parking

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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

The premises are available on an internal repairing and insuring sub-lease basis until 1 June 2022.

The rent will be quoted as an all-inclusive rate that includes Business Rates, service charges, insurance plus utilities.

Total quoting all-inclusive rent tbc.

Full EPC certificates on request.

24 April 2019 www.gray-point.com



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