





To Let


The Pool House, Stratton Audley Bicester, Oxfordshire, OX27 9BS

 £39,950 Per Annum

 1,700 Sq Ft / 157.93 Sq M

 The Property comprises a row of converted outbuildings forming an independent office suite, the accommodation benefits from a practical layout with good natural light, creating a comfortable workspace. The office is presented in good condition and ready for immediate occupation.

 It is situated within the grounds of a substantial private house, offering an attractive and peaceful setting. The property benefits from a dedicated access. Parking is available for up to 12 cars, with additional on-street parking immediately adjacent within the village.

 The Property is in a quiet semi-rural setting, it is suitable for small to medium-sized businesses, particularly professional occupiers. The space offers flexibility in layout to suit a range of requirements. Occupiers benefit from a professional and private setting.

For further information
please contact:

01908 611408

73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB



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Location

The Property is located in Stratton Audley, near Bicester, Oxfordshire. Bicester town centre is a short drive away, offering a wide range of amenities. The Property benefits from excellent road links via the A41 and M40, providing access to Oxford, Milton Keynes, and London. Nearby Bicester North and Bicester Village stations offer regular rail services to London and Birmingham. The location combines a peaceful rural setting with strong transport connectivity.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Total Area: 1,700 Sq Ft (158 sq m)

Rates

Rateable Value Office 1 & 2 – £6,300. Office 3 - £4,050. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

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

Viewing

Strictly by appointment only please contact:



Simon Webber

simon.webber@stimpsonseves.co.uk

Tel: 01234341311 **Mob:** 07751710397