



**B&P**  
PROPERTIES

# Masons Gate, Townsend, Marsh Gibbon OX27 0EY

**TO LET £25,000.00 pa**

Available to let is a detached, privately situated and self-contained office building



Available to let immediately is a detached, privately situated and self contained office building. The space is set within a beautiful rural courtyard with high speed internet.

Circa 1800 sq ft

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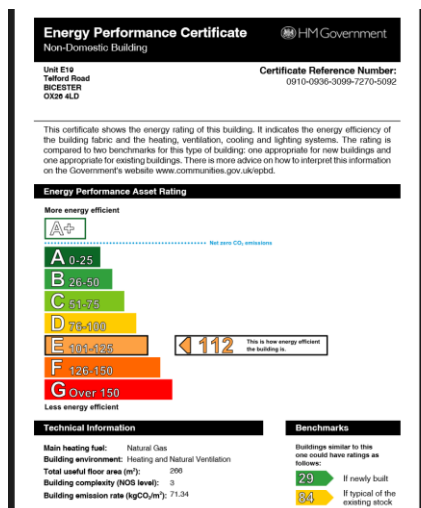
## Location.

Marsh Gibbon is situated 5 miles from Bicester. Bicester has prime railway and road links. The town has two railway stations Bicester Village which currently accesses Oxford and onto Reading and London Paddington. As well as London Marylebone. Bicester North Station is situated in the middle of the London Marylebone and Birmingham Snow hill line. The town is directly linked to the A41 to the M25 and 2 miles from the M40. Oxford is located roughly 9 miles south.

## Description.

Available to let immediately is a detached, privately situated and self-contained office building. The space is set within a beautiful rural courtyard with high speed internet, Bicester Village and Bicester North train stations are a 10-minute drive, the M40 and A34 are also no more than 10 minutes by car. The offices are offered with off road parking to the front of the building, for up to five cars.

## Energy Performance Certificate.



## Rates

To be Confirmed

## VAT

Is to not applicable

## Utilities

TBC

## Legal Costs

Each party to pay their own costs

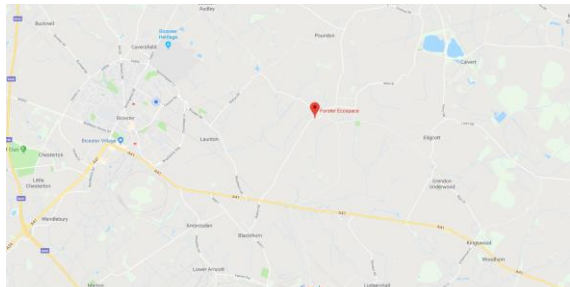
## Negotiating:

Lease terms to be negotiated direct with Landlord

## Viewing:

Viewings by appointment only

## MAP



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