

TO LET

Carter Jonas



**UNIT 18 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP**

**Self contained office suites within
walking distance to Oxford city
centre**

- 2,372 sq.ft (221.23 sq.m)
- Self-contained offices
- LED Lighting
- 5 car parking spaces
- Close proximity to Oxford city centre

LOCATION

The property is located centrally in Oxford on the established Kings Meadow development which in turn is located on Osney Mead, an established business location and close to University departments.

Central Oxford is a mile away with a host of amenities including local shops and food and leisure outlets. The Westgate shopping centre is similarly nearby within 1 mile.

There are good transport links into Oxford with the train station being approximately ½ a mile away with links to London Paddington, Bristol Temple Meads and Birmingham. The A34 dual carriageway is approximately 1.4 miles away linking to the M40 to the north and M4 to the south.

DESCRIPTION

The building comprises an end of terrace, steel frame two storey business unit with brick and metal profile cladding elevations situated under a pitched metal profile roof.

Internally the property is fitted to provide modern office accommodation where each floor is fully self contained and benefits from their own separate access. The building can be returned to provide hybrid office and workshop space if required.

Externally there are 5 parking spaces.

ACCOMMODATION

The unit has the following approximate gross internal area, measured in accordance with the RICS code of measuring practice 6th edition.

	Sq M	Sq Ft
Ground Floor	95.5	1,017
First Floor	102.83	1,107
Total	221.23	2,371

TENURE

Leasehold

RENT

Rent on application.

BUSINESS RATES

The property has the following rateable values:

Ground Floor - £10,250
First Floor - £11,000

Interested parties should make their own enquiries direct with Oxford City Council to establish rates payable.

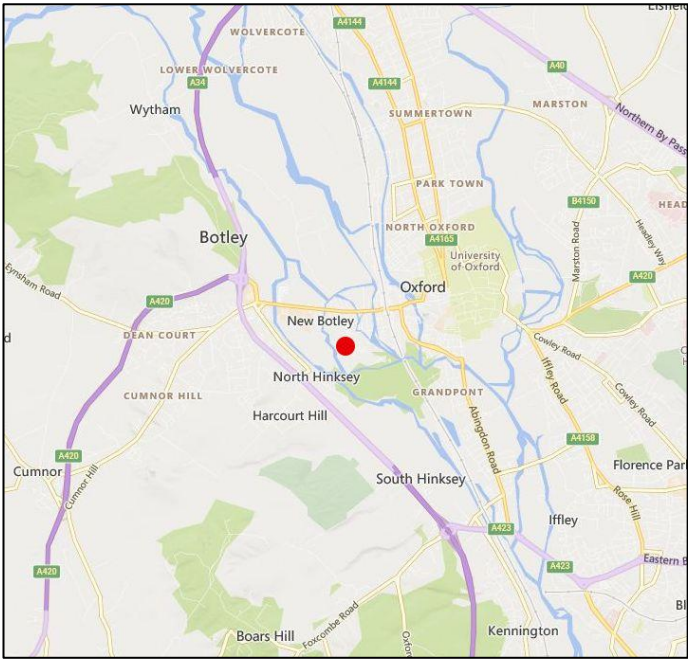
VAT

All terms quoted are exclusive of VAT where chargeable.

EPC

The property has an EPC rating of C-55.

04.01.23





Viewing by appointment through Carter Jonas

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