BENEDICTS

To Let



First Floor, Unit D

Bishops Mews, Oxford, OX4 6HD

Modern Office Suite with Dedicated Parking in a Strategic Oxford Location

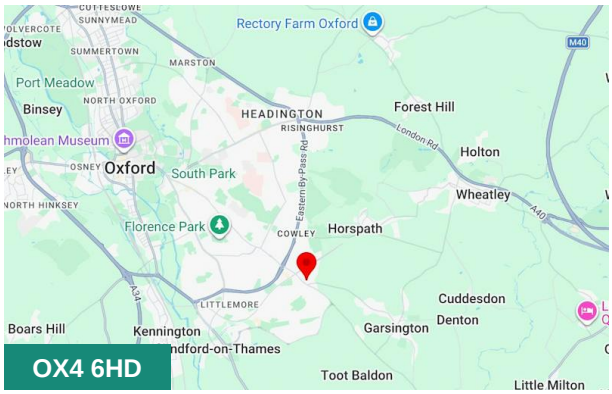
912 sq ft
(84.73 sq m)

- Flexible open-plan space
- 3 allocated parking spaces plus visitor parking
- Kitchen and WC facilities
- Excellent access to Oxford's Eastern Bypass, A34 and M40
- Air-conditioning

First Floor, Unit D, Bishops Mews, Oxford, OX4 6HD

Summary

Available Size	912 sq ft
Rent	£16,800 per annum
Rates Payable	£7.22 per sq ft
Rateable Value	£15,250
Service Charge	£985.24 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B







Location

Unit D, Bishops Mews occupies a highly accessible location off Transport Way, immediately adjacent to Oxford's Eastern Bypass and to the east of the BMW Mini Plant. The property benefits from excellent connectivity to Oxford City Centre, the A34 and M40 motorway network, making it an attractive location for businesses serving Oxford and the wider region.

Oxford City Centre is approximately 3.9 miles away, whilst the A34 is readily accessible and provides connections to the national motorway network.

Description

The property comprises a self-contained office suite at first floor level. The accommodation provides a combination of open-plan office space with three small meeting/call booths, offering flexibility to suit a variety of occupiers.

The suite benefits from kitchen facilities and air conditioning throughout. There is a raised floor with floor boxes, suspended ceiling with LED lighting, wall mounted electric heaters, intercom, fire and security alarm. Externally, the property has 3 allocated parking spaces together with access to additional visitor parking. The accommodation provides a modern working environment in a well-established business location.

Accommodation

The accommodation comprises the following Net areas:

Name	sq ft	sq m	Availability
1st - First Floor, Unit D	912	84.73	Available
Total	**912**	**84.73**	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions for the Landlord and Tenant Act 1954.

Viewings

By prior appointment with the sole agents.

Viewing & Further Information



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