

OXFORD BUSINESS PARK

HIGH QUALITY GROUND FLOOR OFFICE SUITE TO LET

4,420 SQ FT

**Building 8100
Alex Issigonis Way
Oxford Business Park
Oxford OX4 2SU**

Location

Oxford Business Park is situated to the south east of the city centre within the ring road and adjacent to the eastern bypass (A412), giving easy access to the M40 and A34. Access to the park is from Garsington Road.

Property

The property comprises part ground floor office suite. It is configured in an open plan format and benefits from suspended ceilings, a fully accessible raised floor and air conditioning. WC facilities are located in the common areas.

Amenities

- Air conditioning
- Full accessible raised floors
- Double height entrance area
- Car parking

Accommodation

The approximate Net Internal Floor Area is 4,420 sq ft (410.63 sq m).

Lease

A new sublease is available for a term until March 2022 on terms to be agreed

Rent

£25.00 per sq ft

Legal Costs

Each party is to be responsible for their own costs



Energy Performance Certificate (EPC)

Energy Performance Asset Rating: E (110)

Rates

Interested parties are advised to make their own enquiries. Rates are estimated at £8.50 per sq ft

Service charge

Estimated to be £6.00 per sq ft

Viewing

By prior appointment through Aston Rose:

Tim Richards

020 7629 1533

timrichards@astonrose.co.uk

Or our joint agent, VSL & Partners:

Duncan May

01865 848488

dmay@vslandp.com

**Subject to Contract
April 2016**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

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johnwilliams@astonrose.co.uk

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Lease Advisory
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