

TO LET

Carter Jonas



**FIRST FLOOR
2C BISHOPS MEWS
WATLINGTON ROAD
OXFORD OX4 6HD**

**Modern first floor office accommodation in
established business location**

- 1,733 sq.ft / 161 sq.m
- On site parking
- Easy access to the Eastern Bypass

LOCATION

Bishops Mews is a modern office development situated on the south side of Oxford and accessed just between the Watlington Road and Transport way.

The A4142 Eastern Bypass is close by and offers easy access to the A34 dual carriageway to the west and the M40 to the east.

Oxford city centre is approximately 2 miles away with a strong offering of amenities including retail shops and restaurants. There is also the mainline train station which links to London to the south and Birmingham to the North.

There are otherwise a number of local amenities close by with a Lidl supermarket within walking distance and also the Cowley retail park where there is an M&S supermarket amongst other well-known retailers.

DESCRIPTION

The property comprises an office building arranged over two floors, of steel frame construction with block work elevations. Internally the property presents well and benefits from;

- Carpeting throughout
- LG3 lighting
- accessed raised floors
- Suspended ceilings
- On-site parking

The property further benefits from a shared front door, kitchen and WC facilities on the ground floor and an internal lift.

ACCOMMODATION

The property has the following approximate IPMS office – 3 area measured in accordance with the International Property Measurement Standards.

	Sq M	Sq Ft
First Floor Office	161.00	1,733

TERMS

The property is available leasehold by way of a new, full repairing and insuring lease for a term of years to be agreed.

RENT

The property is available at a rent of £26,860 (equates to £15.50 per sq ft)

BUSINESS RATES

We understand that the following Business Rates apply for the whole building;

Rateable Value - £41,250

Description – Office and premises

Prospective tenants should clarify this figure by contacting the Valuation Office and they will be responsible for 50% of the RV.

VAT

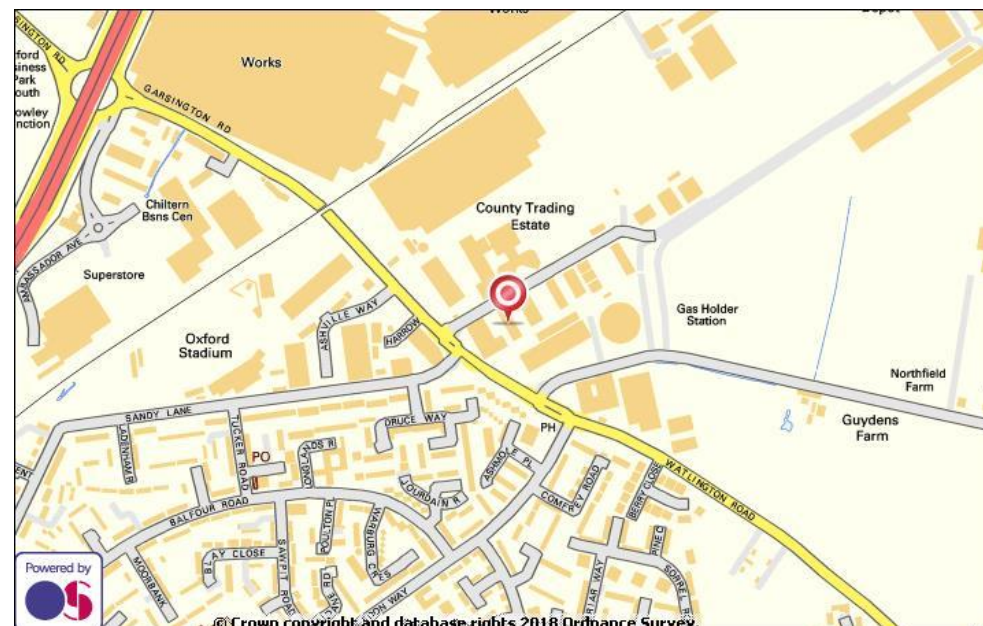
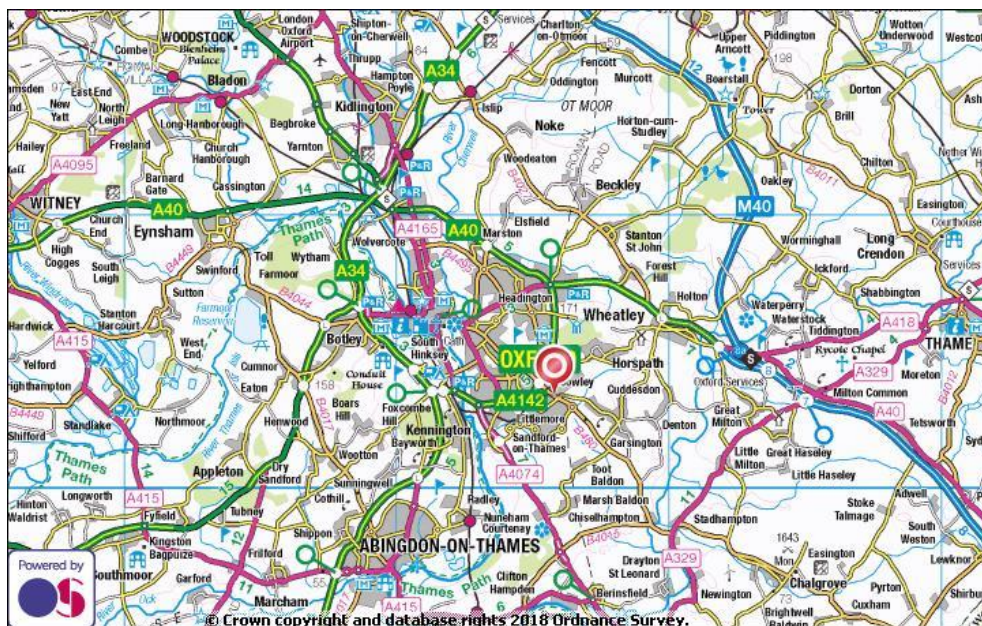
VAT is applicable to the lease and purchase price.

EPC

EPC rating B – 45 further details available on application.

12.07.19





Viewing by appointment, contact

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IMPORTANT INFORMATION

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