



TO LET - A UNIQUE AND STYLISH OFFICE DEVELOPMENT WITHIN WALKING DISTANCE OF THE CITY.
17,979 sq ft (1,670 sq m) - EASY ACCESS - AMPLE CAR PARKING - TAILORED SPECIFICATION OPTIONS.

OXFORD

HARCOURT HOUSE

'RARELY HAS THERE BEEN A MORE STYLISH AND INNOVATIVE DEVELOPMENT WITHIN WALKING DISTANCE OF OXFORD CITY CENTRE'



View of Oxford from South Park



New double height reception atrium

Computer Generated Illustration

Location

Harcourt House is located just to the East of Oxford city centre on the B4150 Marston Road close to the junction of the A420 Headington Road. It is approximately 1.2 miles (1.9 km) from Oxford city centre and provides easy access whether walking, cycling or by the regular local bus service. The location is within close proximity of Oxford University, Oxford Brookes and the John Radcliffe and Churchill Hospital sites.

By car it is only 1.8 miles to the A40 ring road via the Marston Road interchange which then connects to the A34 and M40. Nearby train services are found at Oxford Station and Oxford Parkway offering direct services to Paddington and Marylebone Stations. There are regular bus services to London and Heathrow and Gatwick Airports from Headington Road.

Companies will benefit from the building's proximity to both Headington Hill Park and South Park

Description

Harcourt House is to be completely re-modelled to create a stimulating and flexible working environment with excellent natural light in a landscaped setting close to Oxford city centre.

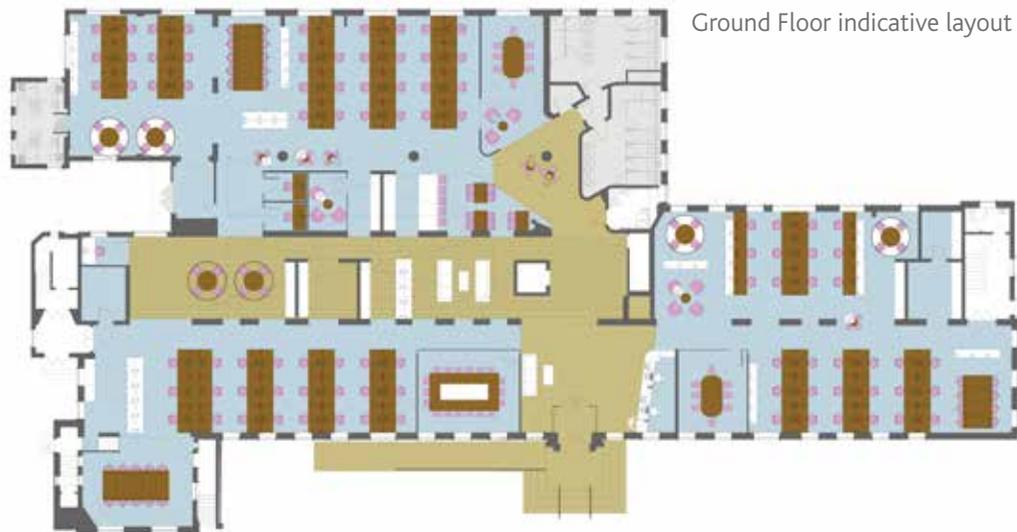
Benefits

- Edge of city location providing good access to both the city centre and ring road
- Unique Grade A office accommodation with contemporary stylish finishes
- Ability to create a bespoke office environment
- Combination of on site car parking and good public transport access
- Quiet working environment surrounded by landscaped grounds and parkland

Features

The following key features are proposed:

- New stone portico entrance
- Impressive double height atrium reception
- Office space adaptable to open plan or cellular layout
- Lift and full disabled access compliance
- Exposed brickwork internal walls
- First floor ceilings open to eaves
- Excellent natural light via opening windows and roof lights
- Finishes package to compliment occupier requirements



Accommodation

Ground Floor Reception	645 sq ft	60 sq m
Ground Floor Offices	10,360 sq ft	962 sq m
First Floor Offices	6,974 sq ft	648 sq m
Total	17,979 sq ft	1.670 sq m

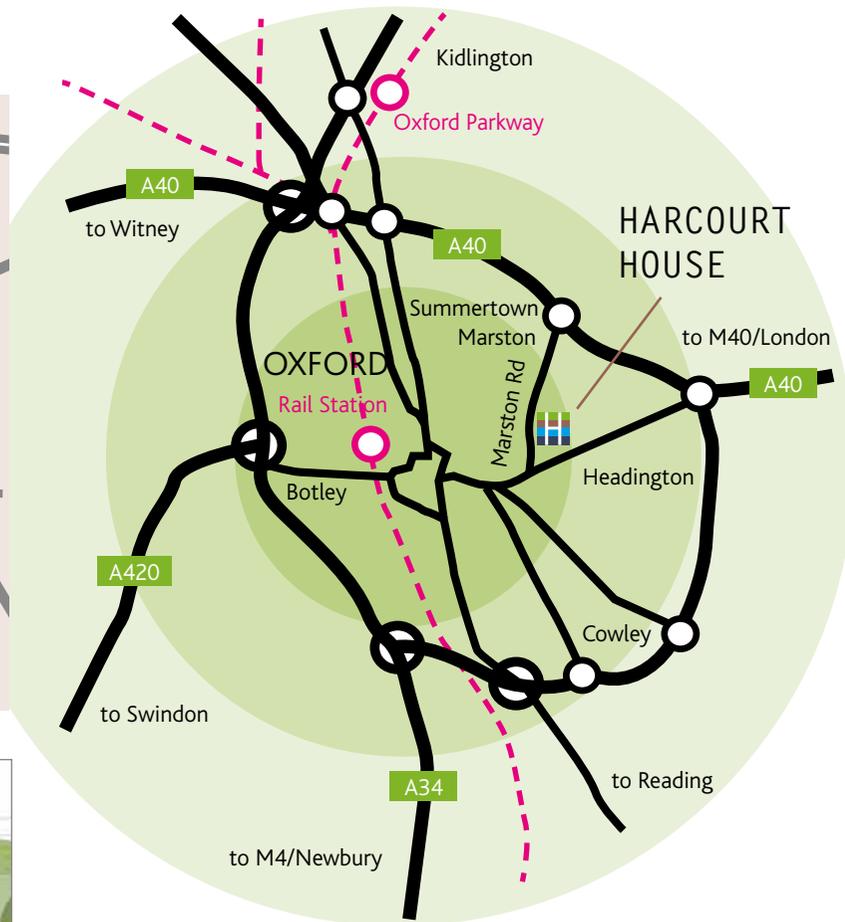
Approximate net internal floor areas



Terms

Harcourt House is available on the basis of a new FRI lease for a minimum term of 10 years. Quoting rent on application to the agents.

'IT'S DIFFICULT TO THINK OF ANOTHER EXAMPLE OF SUCH CAREFULLY DESIGNED SPACE WITHIN THE CITY - AND WITH AMPLE PARKING'



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