

**TO LET / FOR SALE**

**Carter Jonas**



**UNIT 11 OASIS BUSINESS PARK  
EYNHAM  
OXFORDSHIRE  
OX29 4TP**

**Two storey, self-contained office  
accommodation on established  
Business Park**

- 271.64 sqm / 2,862 sq ft
- Modern office accommodation
- Electric car charging point
- Ample on-site parking

## LOCATION

Eynsham is situated adjacent to the A40, 5 miles west of the City of Oxford. The property is located on the Oasis Business Park, which is accessed off Stanton Harcourt Road, to the south west of Eynsham.

Nearby Oxford provides a wealth of amenities and is easily accessed via the A40 with regular bus links to the city. The city itself is a key business hub for the county and offers a wealth of amenities for local and nearby residents including a strong retail and leisure offering in the newly refurbished westgate centre.

Oxford otherwise benefits from a mainline train station which links with London, Birmingham and Bristol and has good access to the A34 which links to the M40 to the north and M4 motorway to the south.

## DESCRIPTION

The property comprises a two storey, self-contained office accessed via an aluminium framed double glazed entrance giving access to a communal lobby.

The property itself otherwise benefits from the following features:

- Suspended ceilings
- Perimeter trunking
- Male and female WC's
- Carpeting throughout
- Air conditioning
- Inset lighting
- Solar panels

Externally the property benefits from 11 onsite parking spaces and has a charging point for an electric car.

## ACCOMMODATION

The property has the following approximate gross internal floor area;

	Sq M	Sq Ft
Ground floor	132.19	1,423
First Floor	133.68	1,439
<b>Total</b>	<b>271.64</b>	<b>2,862</b>

## TERMS

The property is available to let, leasehold or long leasehold is available.

**Leasehold:** £41,000 per annum exclusive of all other outgoings.

**Long leasehold:** £495,000

There is a service charge applicable further details on application.

## BUSINESS RATES

Rateable Value - £40,250

Interested parties should confirm this figure by contacting West Oxfordshire District Council.

## VAT

All figures quoted are exclusive of VAT where applicable.

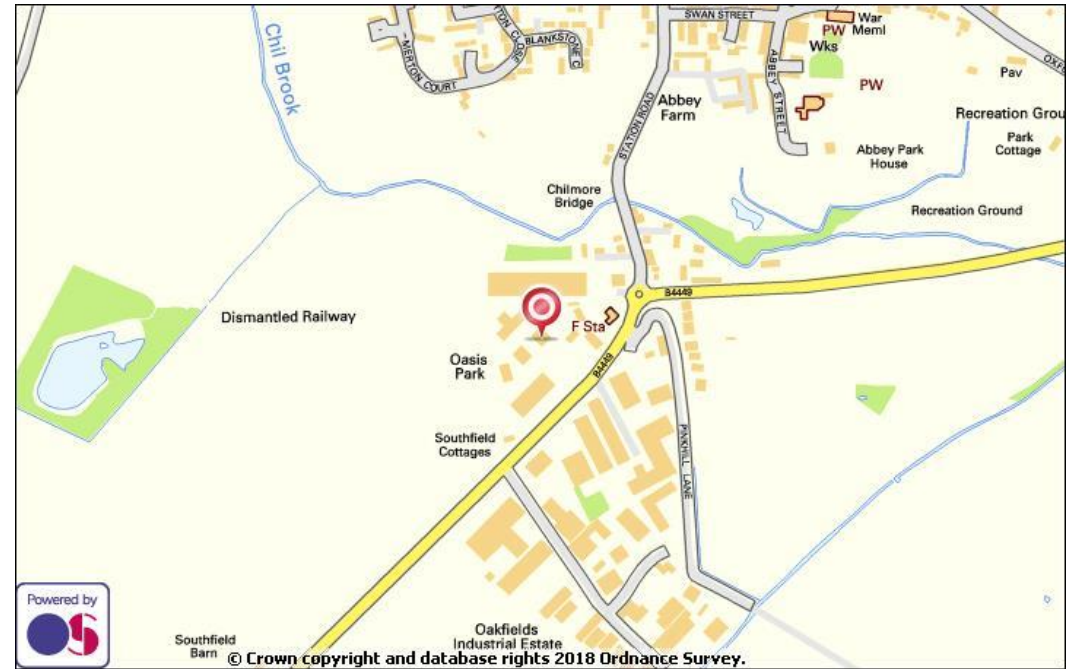
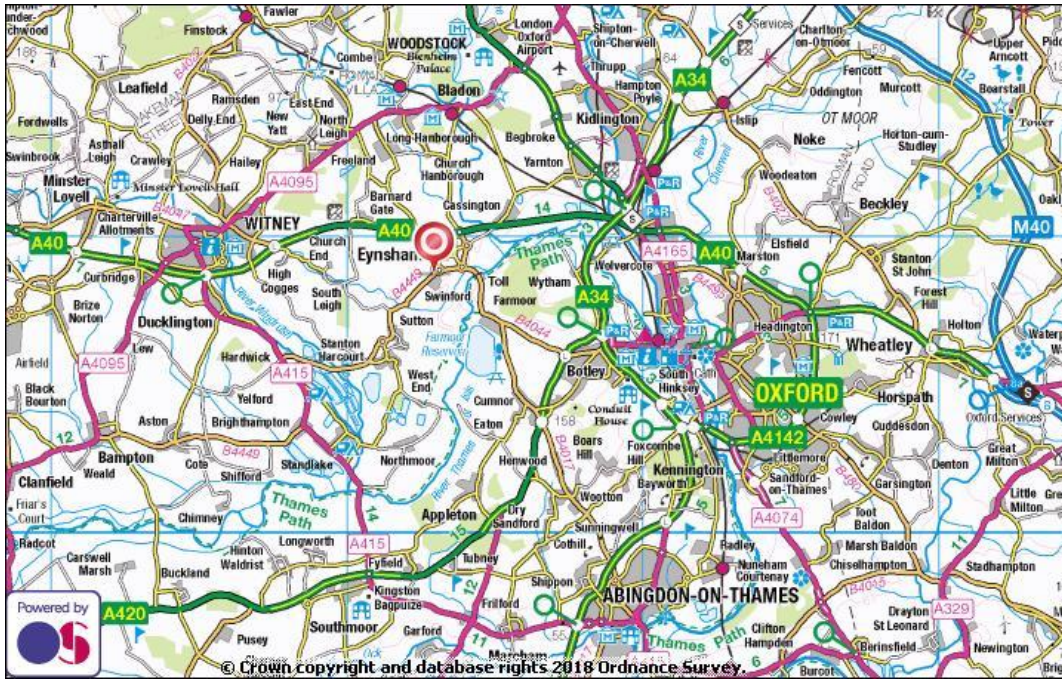
## EPC

EPC rating – D 82

Further details available on request.



23.10.18



**Viewing strictly by appointment through the sole agent**

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