



## CMS House

Watlington Road, Oxford, OX4 6BZ

### **Air-conditioned Offices Within A Managed Property With Breakout Areas And Hireable Conference Facilities**

**388 to 1,189 sq ft**  
(36.05 to 110.46 sq m)

- Quality office accommodation
- Air conditioning
- Staffed reception
- Fully managed building
- On-site library
- Breakout areas
- Hireable conference facilities

## Summary

<b>Available Size</b>	388 to 1,189 sq ft
<b>Rent</b>	£20 per sq ft
<b>Business Rates</b>	The tenant will be responsible for their own Business Rates. Enquiries should be made to Oxford City Council
<b>Service Charge</b>	£6 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (40)

## Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Unit - 3	1,189	110.46
Unit - 5	388	36.05
<b>Total</b>	<b>1,577</b>	<b>146.51</b>

## Location

Renowned for its university connections, the historic City of Oxford has become a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network, offering swift access to the M40 (Junction 8), the M4 (Junction 13) and the South Coast ports.

CMS House occupies a prominent position on Watlington Road, one of the main arterial routes into Oxford and in close proximity to Oxford Business Park.

## Description

CMS House is a two storey building of masonry construction under a pitched tiled roof. Internally, CMS House comprises open plan modern office accommodation with communal breakout spaces. The property also benefits from an on-site library, café and conference facilities with capacity from 12 to 120 attendees.

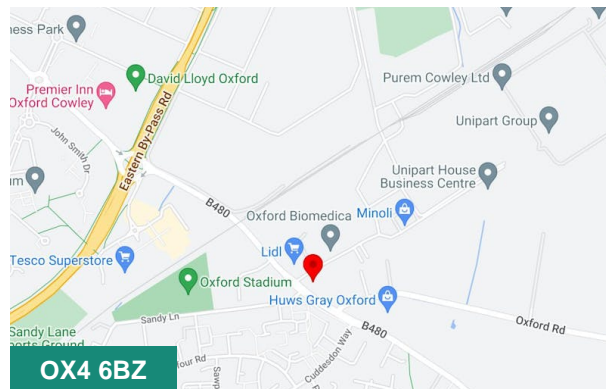
The premises form part of CMS House providing open plan accommodation with partitioned meeting rooms. The offices benefit from carpet flooring, low level perimeter trunking and a suspended ceiling with LED lighting.

Heating is provided via wall mounted radiators and the property benefits from air conditioning.

## Terms

Each unit will be let on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

The conference facilities are available to hire separately on a half day basis.



## Viewing & Further Information



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