

# Office/Lab Space with Parking Close to A34, Oxford

**Frieze Farm House, Peartree, OX2 8JX**



**TO LET:**

**Approx. 1,907 sq ft (177.18 sq m)**

Your attention is drawn to the important notice at the end of the text.

## Location

Frieze Farm is located off the north side of the A44 Woodstock Rd close to the Loop Farm roundabout and only approximately 0.5 miles from the Peartree roundabout, where the A34 joins with the A44.

The building is found at the end of the drive which has a gated entrance off the A44.

## Building

The building comprises a 300 year old farm house with timber framed extension which has been converted to office use in recent years.

The first floor and ground floor extension are fitted out as labs with slip resistant flooring.

The building benefits from 10 parking spaces and a lawned garden as well as the following amenities:

- LG3 lighting
- Perimeter trunking
- Central heating
- Disabled toilet
- Shower
- Kitchen

## Accommodation

Approximate floor areas (NIA):

Ground Floor 1,021 sq ft / 94.80 sqm  
First floor 886 sq ft / 82.38 sqm  
**Total NIA 1,907 sq ft / 177.18 sqm**

## Rent

£18 per square foot.

## VAT

We have been informed that VAT will be payable on the rent.

## Rates

The Rateable Value (2017) of the property is £22,500. The multiplier is £0.491 for 2019/2020.

## EPC

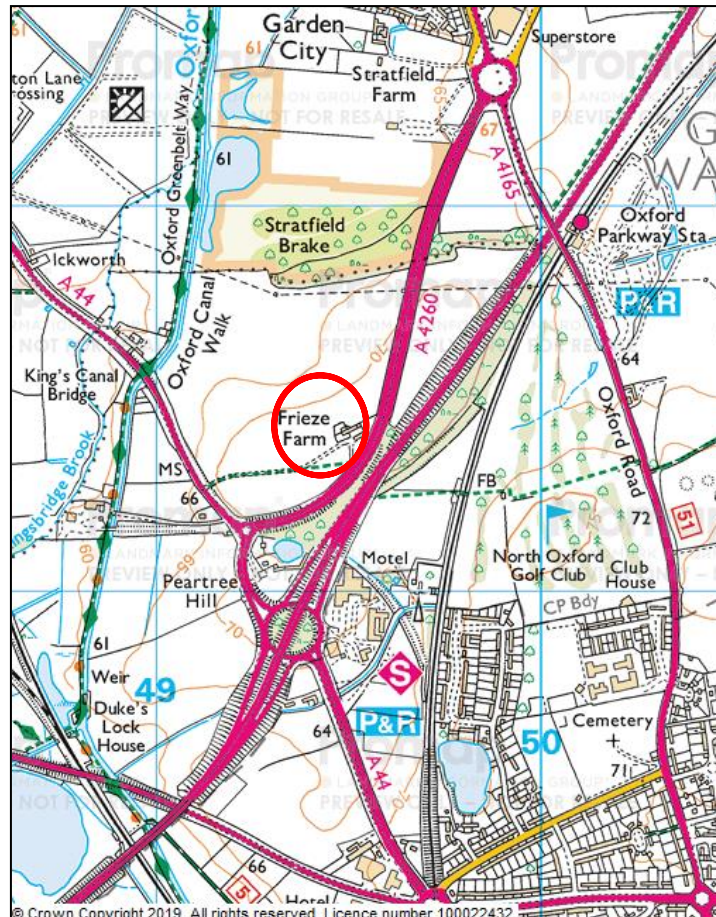
TBC

## Legal Costs

Each party is to be responsible for their own legal costs

## Viewings

By prior appointment with the sole letting agents:-



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