

**Key features:**

- Fully raised accessed floors
- Double glazed opening windows
- Gas fired central heating
- Suspended ceiling with Cat 2 lighting
- Carpeting throughout
- WC's

## To Let

1,800 Sq Ft (167 Sq M) - 3,600 Sq Ft (334 Sq M) Approximately

Ground Floor Self Contained Office Suites

**01865 848488**

**[www.vslandp.com](http://www.vslandp.com)**

## LOCATION

7400 The Quorum is located within the north side of the successful Oxford Business Park development managed by Arlington with nearby occupiers including Centrica, AC Nielsen and BT. The Business Park is located approximately 2 km to the south east of Oxford City Centre and benefits from good access to both the A34 and M40. There are a large range of amenities on site including a David Lloyd Sports Centre, Premier Inn with a restaurant and café and the nearby Oxford Retail Park which includes Marks & Spencer food hall, Boots and a Tesco supermarket.

## DESCRIPTION

7400 The Quorum is a self-contained office suite within a modern two storey building set within landscaped surrounding. The available suites are located on the ground floor, accessed from a central stairwell. The property benefits from the following features:-

- Fully raised accessed floor
- Double glazed opening windows
- Carpeting throughout
- Gas fired central heating
- Suspended ceiling with Category 2 lighting
- Male, female and disabled toilets within office suite.

## ACCOMMODATION

The property comprises two ground floor office suites comprising net internal floor areas of **1,800 sq ft (167 sq m) - 3,600 sq ft (334 sq m)**.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rental of exclusive plus VAT.

## BUSINESS RATES

Rateable Value (2017): GF RHS £24,750  
GF LHS £23,500

2018/19 Multiplier: 0.493

All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

Upon application.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in respect of this transaction.

## VIEWINGS

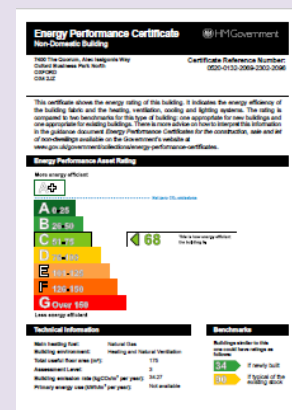
Strictly by appointment with the joint letting agents:-

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Updated : June 18