

Business Unit
Oxpens Road
Oxford
OX1 1RX



KEY FEATURES

- Prominent roadside location
- On site car parking
- Open plan space
- Four roller shutter access doors

TO LET

Prominently Located Business Unit in City Centre Location

7,092 SQ FT (659 SQ M) APPROXIMATELY

LOCATION

The property is located on Oxpens which is to the south west of Oxford city centre linking St Frideswides Square to the Abingdon Road. It is within ¼ mile of the city centre and in a highly prominent location with car parking immediately outside the unit together with public car parking found at the nearby Oxford Ice Rink and Westgate car parks.

DESCRIPTION

The property comprises a steel framed business unit with brick elevations which have been overlaid by more modern profile metal sheeting. Internally the unit is presented as open plan.

The unit benefits from the following:

- Minimum eaves approximately 4.5 metres
- Two roller shutter doors of 4.5 x 3.25 metres
- Two additional roller shutter doors of minimum dimensions of 3.25 x 2.5 metres
- WC facilities
- Internal staff room and kitchen area

ACCOMMODATION

The property comprises a net internal floor area of **7,092 sq ft** (659 sq m). In addition there are a number of car parking spaces immediately to the front of the property.

LEASE TERMS

The property is available to let on the basis of a new lease for a term of 5 years to be granted outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 Part II at a quoting rent of **£78,000 per annum** exclusive.

OUTGOINGS

Rates	2010 RV: £65,500 2011/12 Multiplier: 0.433	Service Charge:	N/A
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VAT

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

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

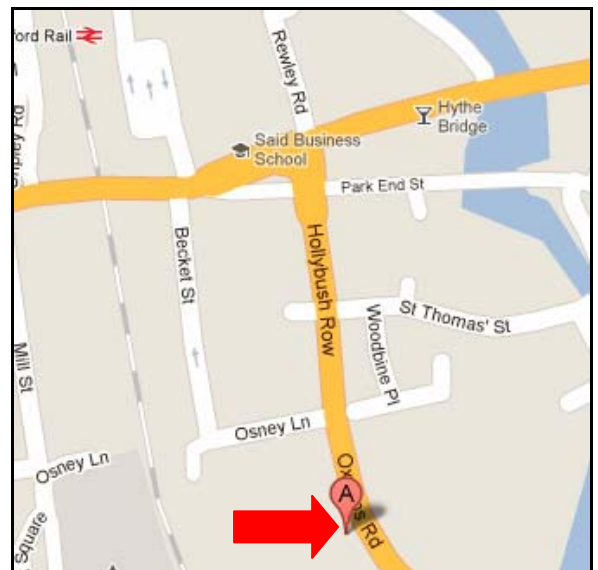
VIEWINGS

Strictly by appointment with the letting agents:-

Richard Venables/ Tom Barton
VSL & Partners
22 Bankside
Kidlington
Oxford
OX5 1JE

T: 01865 848488
E: tbarton@vslandp.com
rvenables@vslandp.com
W: www.vslandp.com

October 2011
Date: 19-Oct-11



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