

TO LET

Carter Jonas



**228 - 240 BANBURY ROAD
SUMMERTOWN
OXFORD
OX2 7BY**

**First Floor, centrally located office suite with
swift links to central Oxford and a wealth of
local amenities**

- 1,234 sq.ft / 114.64 sq.m
- Centrally Located office suite
- Secure access
- Great transport links

LOCATION

228-240 Banbury Road is situated in the affluent area of Summertown to the north of Oxford city centre and in a prime position on the Banbury Road, one of the main thoroughfares into the city. There is a wealth of local amenities including M&S Simply Food, Daunts Books, Gail's coffee shop, Tescos and a number of smaller, independent retailers.

Summertown is approximately 1 mile south of the Oxford Ring Road and 1.5 miles north of Oxford City Centre. There are regular bus links into Oxford and to the new Oxford Parkway train station linking to London Marylebone within an hour.

DESCRIPTION

The available suite is situated on the first floor of the property accessed via a ground floor secured entrance. There are stairs and a lift to the first floor. The suite benefits from a recent refurbishment with new LED lighting.

The property otherwise benefits from the following:

- Carpeting
- Comfort Cooling
- Lift Access
- Central Heating
- Shared WC facilities
- Perimeter trunking
- Fitted kitchen

ACCOMMODATION

The office accommodation has the following approximate net internal floor areas;

	Sq Ft	Sq M
Part First floor	1,234	114.64

RENT

Rent on Application

There is a service charge applicable for maintenance of the common parts and payment of communal services. Full details available from the sole marketing agents.

BUSINESS RATES

Rateable value: TBC

Prospective tenants should make their own enquiries by contacting the rating department at Oxford City Council to establish rates payable.

VAT

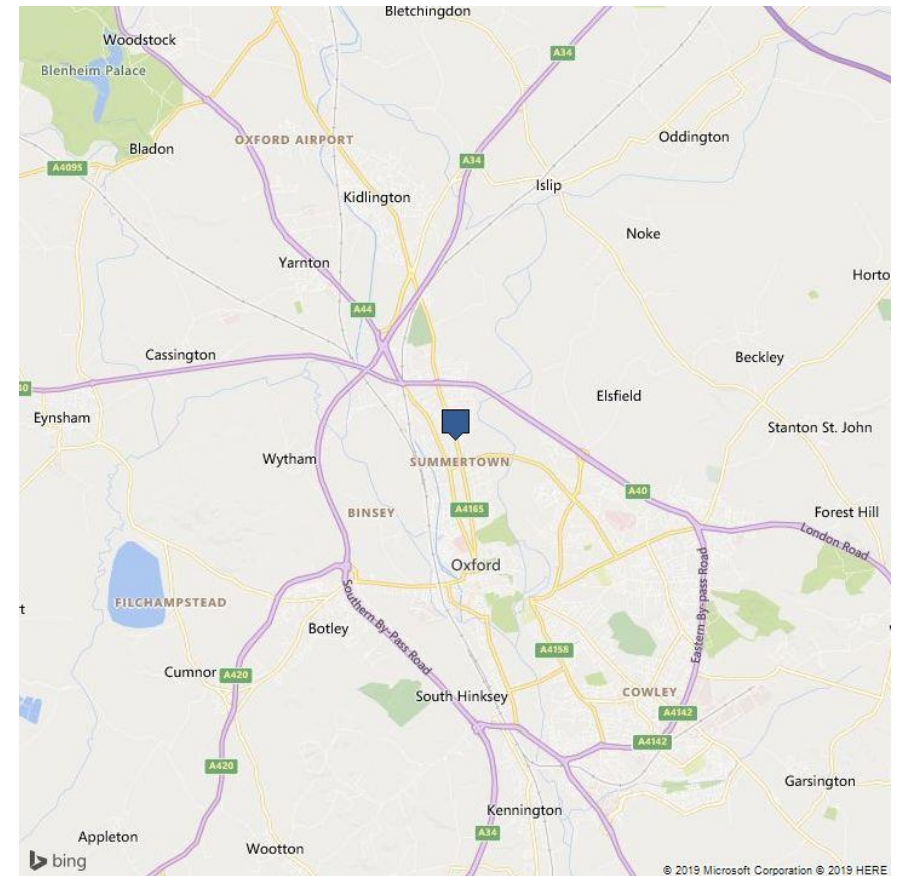
All prices quoted are exclusive of VAT where applicable.

EPC

The premises have been assessed for their energy performance at a rating of C.

June 2023





Viewing strictly by appointment through the sole agent

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IMPORTANT INFORMATION

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