

**TO LET**

**Carter Jonas**



**4<sup>th</sup> FLOOR  
UNIPART HOUSE  
GARSINGTON ROAD  
OXFORD  
OX4 2PG**

**Office Suites Available On Flexible Terms  
with Ample Parking And On Site Amenities**

- 3,450 sq.ft / 320.51 sq.m
- Easy access from Oxford Eastern bypass
- Canteen
- Ample Parking

## LOCATION

Unipart House is located just off the eastern bypass close to the junction of Oxford Road and Watlington Road with easy access to the Oxford Ring Road (eastern bypass) which connects with the A34 and A40 serving the motorway network and Oxford.

## DESCRIPTION

Unipart House constructed in circa 1960s comprises of a landmark office building arranged over six floors and provides a range of flexible office accommodation. The building can be access from either the main staffed reception at the West entrance or via alternative entrances at the East. There are 2 passenger lifts located at the core of the building which provides access to all floors.

Within the building amenities include a beauty salon and canteen which is available to all tenants. There is an auto service centre situated on site, opposite the offices.

The available suite provides open plan office accommodation with communal WC facilities.

Specification include:

- Perimeter trunking
- Suspended ceiling
- LED Lighting
- Gas central heating
- 24 hour access
- Car parking

## ACCOMMODATION

The accommodation has the following approximate net internal floor area;

	Sq Ft	Sq M
Fourth Floor West Wing	3,450	320.51

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

A building service charge applies. Further details upon request.

## RENT

Rent on application.

## BUSINESS RATES

Business rates to be confirmed.

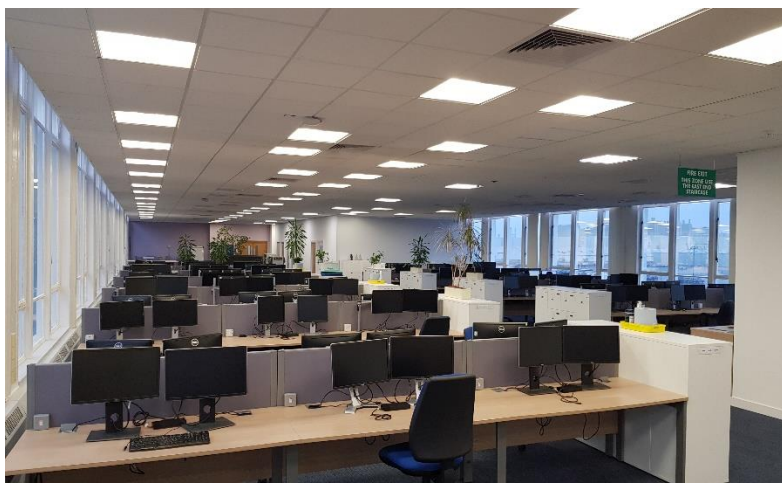
## EPC

The premises have been assessed for their energy performance at a rating of E – 108.

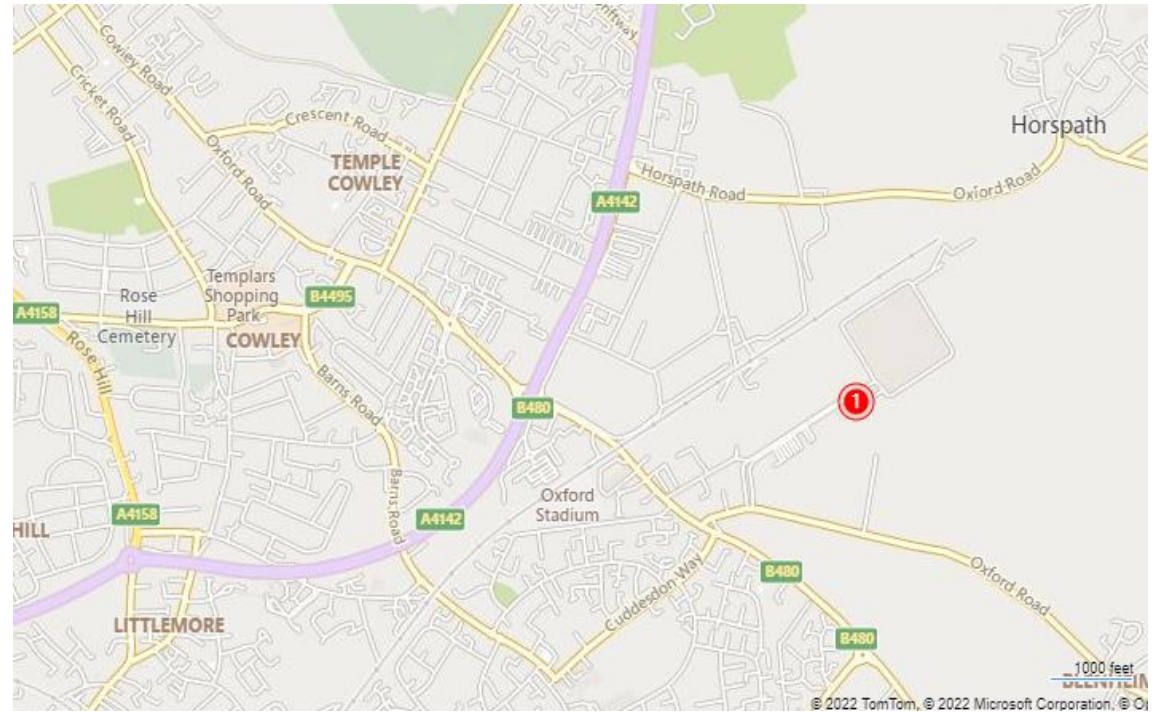
January 23



Indicative photo of possible layout



Indicative photos of possible layout



Sat Nav Postcode – OX4 6LN

### **Viewing strictly by appointment through the agents**

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### **IMPORTANT INFORMATION**

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