

FOR SALE

Carter Jonas



**UNIT 4 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP**

**Hybrid business unit with
workshop and office
accommodation**

- 3,827 sq.ft (355.54 sq.m)
- Income producing photovoltaic panels
- Three phase power
- 5 car parking spaces
- Close proximity to Oxford city centre

LOCATION

The property is located centrally in Oxford on the established Kings Meadow development which in turn is located on Osney Mead, an established business location and close to University departments.

Central Oxford is a mile away with a host of amenities including local shops and food and leisure outlets. The Westgate shopping centre is similarly nearby within 1 mile.

There are good transport links into Oxford with the train station being approximately ½ a mile away with links to London Paddington, Bristol Temple Meads and Birmingham. The A34 dual carriageway is approximately 1.4 miles away linking to the M40 to the north and M4 to the south.

DESCRIPTION

A mid terraced hybrid business unit with offices on the first floor and open plan production/storage space on the ground floor with a double personnel door to the front of the unit and loading bay at the rear. The property also benefits from 24kW photovoltaic panels, generating circa £0.45/kWh from its Feed in Tariff contract valid until 2036 (RPI linked).

The property lends itself to use for office, R&D and life sciences users benefitting from a ground floor workshop and first floor offices.

The accommodation offers:

- Air conditioning
- Slab to slab height 3 m
- Roller shutter access at rear
- 5 car parking spaces
- 3 phase power
- Double glazing

ACCOMMODATION

The unit has the following approximate gross internal area, measured in accordance with the RICS code of measuring practice 6th edition.

	Sq M	Sq Ft
Ground Floor	178.26	1,919
First Floor	177.28	1,908
Total	355.54	3,827

TENURE

Freehold

PRICE

Offers in the region of £875,000 exclusive.

BUSINESS RATES

The property has a rateable value of £32,750.

Interested parties should make their own enquiries direct with Oxford City Council to establish rates payable.

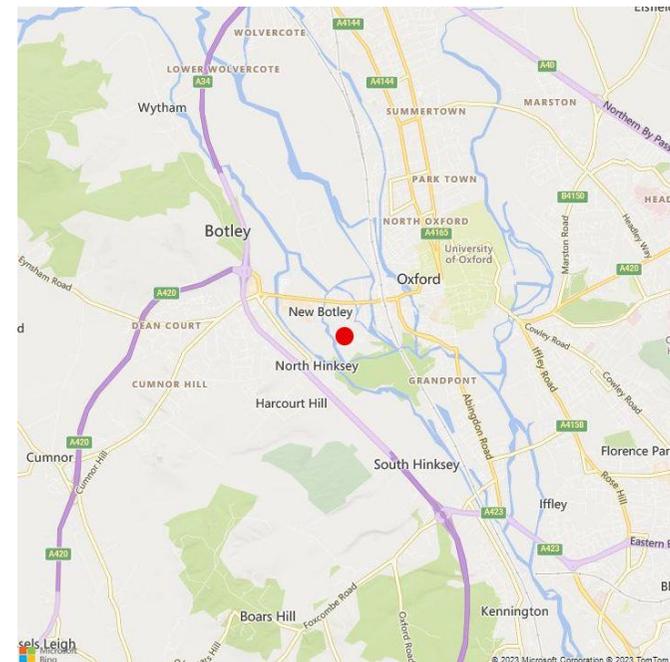
VAT

All terms quoted are exclusive of VAT where chargeable.

EPC

The property has an EPC rating of C – 73.

20.03.23





Viewing by appointment through Carter Jonas

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