

TO LET

Carter Jonas



**SUITE 14
SUFFOLK HOUSE
BANBURY ROAD
OXFORD
OX2 7HN**

First floor office accommodation within the heart of Summertown

No Business Rates Payable (Subject to Eligibility)

- 522 sq ft (48.49 sq.m)
- Heart of Summertown
- Excellent access to Oxford City Centre
- Available on flexible terms

LOCATION

The offices are situated in a prime location on Banbury Road in the thriving suburb of Summertown approximately 1 mile south of the northern bypass and 1.5 miles north of Oxford City Centre. There are regular bus links into Oxford and to Oxford Parkway train station linking to London, Marylebone within an hour.

Summertown is a thriving area to the North of Oxford City Centre offering excellent amenities for office occupiers with nearby occupiers including Tescos, Sainsburys, M & S Simply Food, Taylors, Boots, Costa Coffee and Cook.

DESCRIPTION

Situated in the heart of the much sought-after suburb of Summertown, the available suite is on the first floor of the property. There are two ground floor secured entrances one granting access from Banbury Road and the other from South Parade.

Facilities include:

- Intercom door entry system
- Electric convection heaters
- Double glazed windows
- Fluorescent strip lighting
- Communal toilets and kitchen
- 24-hour access

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
Suite 15	522	48.49

TERMS

Suite 14 is available on a new effective full repairing and insuring lease based on terms to be agreed.

Rent on Application.

A service charge applies to cover maintenance and repairs of the building and common parts. Details are available on request.

VAT

All terms quoted are exclusive of VAT where chargeable.

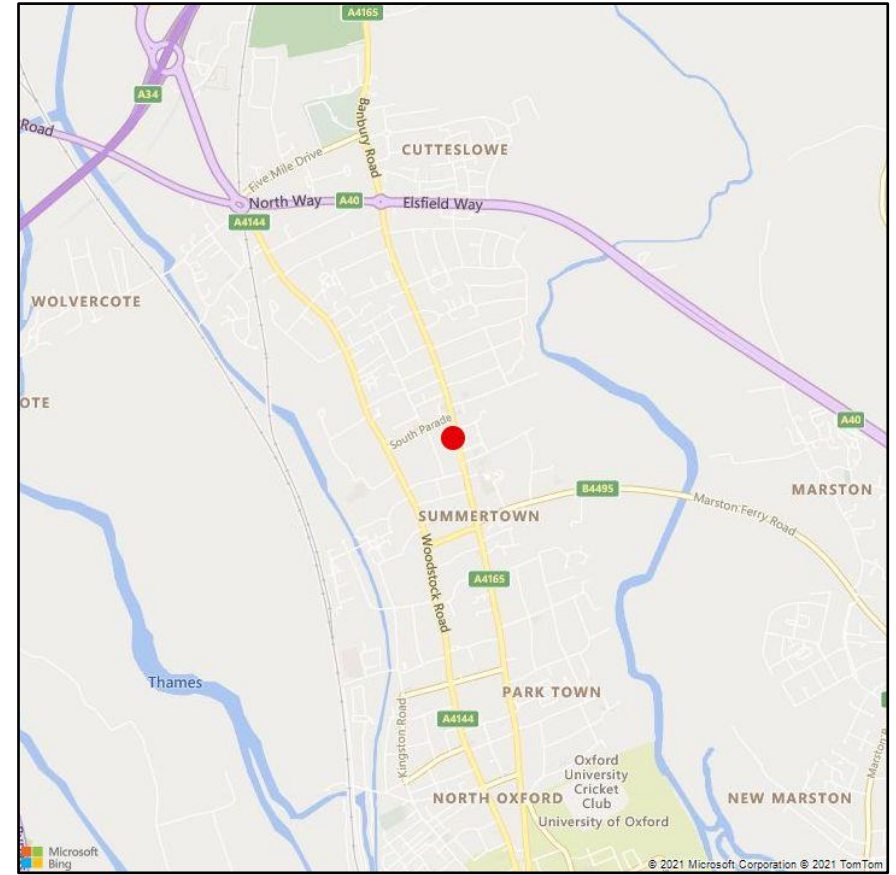
BUSINESS RATES

The current rateable value is £9,400.

Tenants may benefit from 100% Business Rates Relief and should verify their eligibility with the local authority.

EPC

E - 123



Viewings by appointment only

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IMPORTANT INFORMATION

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