



**SUITE 11-13  
SUFFOLK HOUSE  
BANBURY ROAD  
OXFORD  
OX2 7HN**

**First Floor Office/Leisure Accommodation  
within the heart of Summertown**

**No Business Rates Payable (Subject to  
Eligibility)**

- 164- 514 sq ft (15.24- 47.83 sq.m)
- Heart of Summertown
- Excellent access to Oxford City Centre
- Available on flexible terms

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## 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.

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## 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

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## ACCOMMODATION

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

	Sq Ft	Sq M
Suite 11	164	15.24
Suite 13	350	32.55

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## TERMS

Suite 11-13 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.

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## VAT

All terms quoted are exclusive of VAT where chargeable.

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## BUSINESS RATES

The current rateable value for both units is equal to £9,500.

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

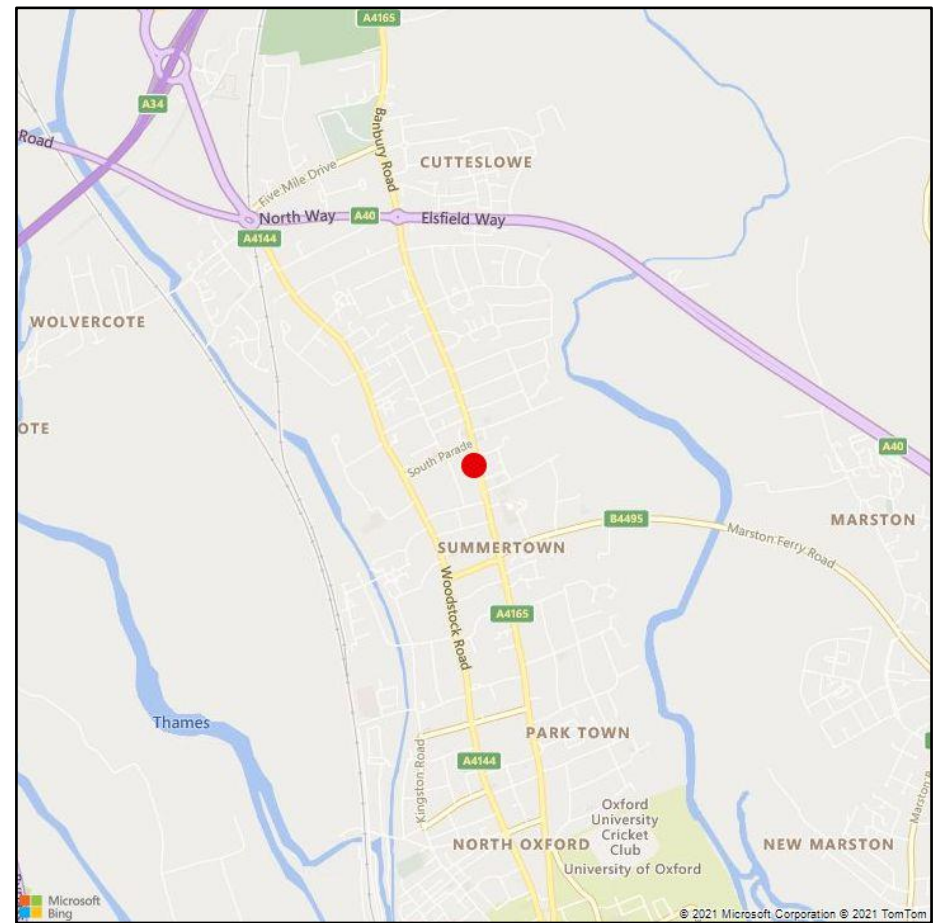
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## EPC

E - 123

06.06.23





### Viewings by appointment only

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### IMPORTANT INFORMATION

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