

TO LET

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)
- 5 car parking spaces
- 3 phase power supply
- 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

Comprising 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 lends itself to use for office, R&D and life sciences users benefitting from a ground floor fitted out to shell 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

TERMS

The accommodation is available on a new full repairing and insuring lease on terms to be agreed.

Rent on application.

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.

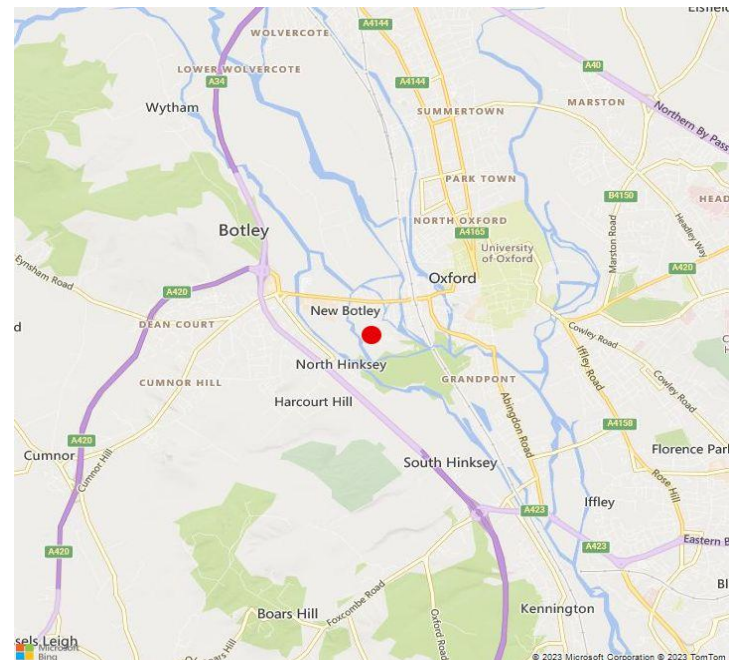
VAT

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 only via Carter Jonas

Adrian Chan
Adrian.chan@carterjonas.co.uk
Tel: 07920 830554

Giles Garbutt
Giles.garbutt@carterjonas.co.uk
Tel: 01865 517000

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L3 - Public Domain Data

Carter Jonas