

FOR SALE

Carter Jonas



**UNIT 18 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP**

**Freehold business unit with close
proximity to Oxford city centre**

- 2,372 sq.ft (221.23 sq.m)
- Self-contained offices
- 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

The building comprises an end of terrace, steel frame two storey business unit with brick and metal profile cladding elevations situated under a pitched metal profile roof.

Internally the property is fitted to provide modern office accommodation where each floor is fully self contained and benefits from their own separate access. The building can be returned to provide hybrid office and workshop space if required.

Externally there are 5 parking spaces.

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	95.5	1,017
First Floor	102.83	1,107
Total	221.23	2,371

TENURE

Freehold

PRICE

Offers in the region of £500,000 for the freehold interest.

BUSINESS RATES

The property has the following rateable values:

Ground Floor - £10,250

First Floor - £11,000

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

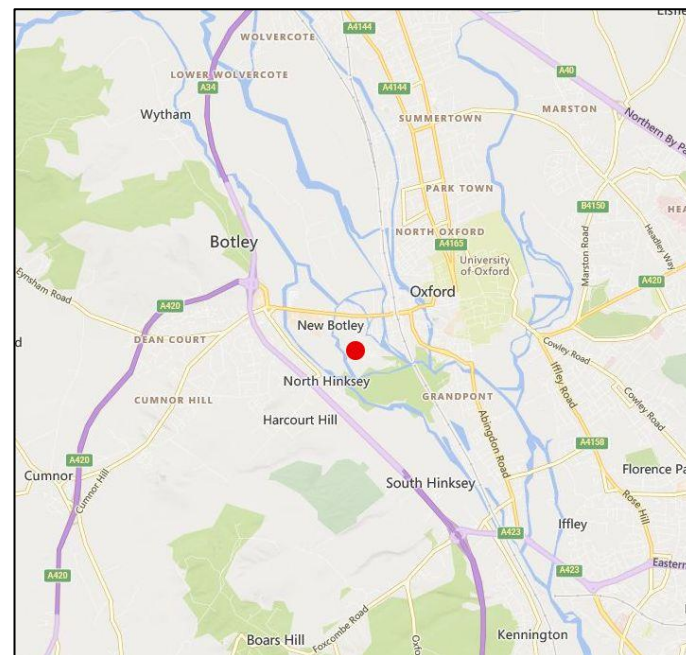
VAT

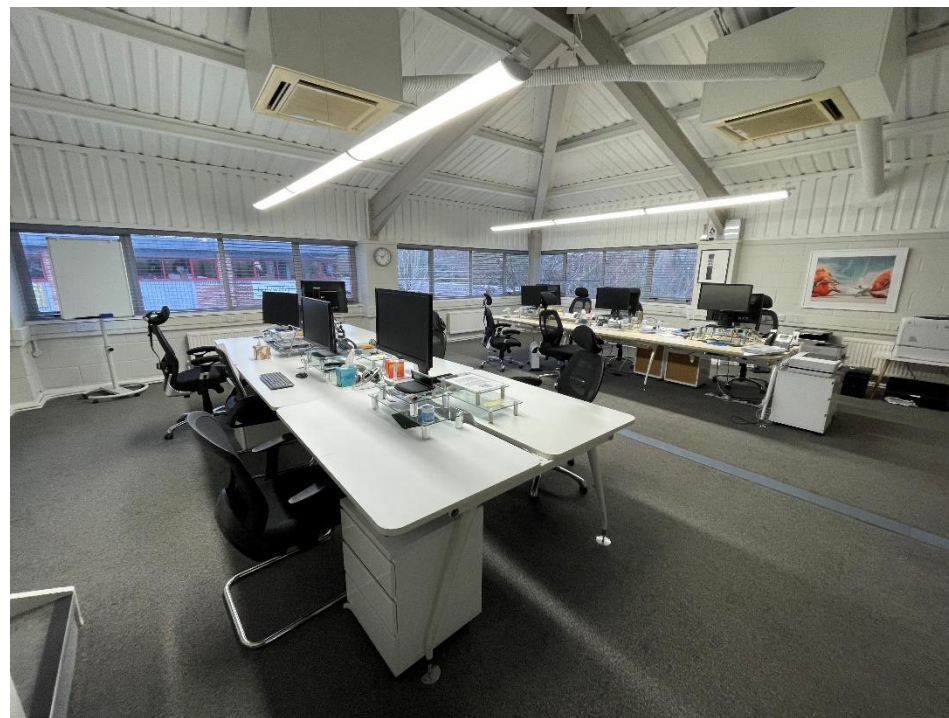
VAT is not applicable on the sale price.

EPC

The property has an EPC rating of C-55.

04.01.23





Viewing by appointment through 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