

# TO LET



**10 LIME TREE MEWS  
2 LIME WALK  
OXFORD  
OXFORDSHIRE  
OX3 7AE**

**Modern air conditioned offices within  
Headington**

- 2,310 sq.ft/ 214.64 sq.m
- Air Conditioning
- Meeting Rooms
- Close to Amenities
- Car Parking

## LOCATION

Lime Walk within Headington, located 3 miles east of Oxford's city centre. Headington is an popular residential suburb of Oxford and is known for its proximity to the John Radcliffe, Churchill and Nuffield Orthopaedic Hospitals being located nearby.

Lime Walk is located just off London Road, which is the main arterial route running from east to west through Headington and is home to shops, pubs, restaurants and other amenities.

There is easy access to the Oxford ring road, which provides links to the M40 which leads to London to the east and the A34 to Birmingham to the north / west.

Local buses lead to Oxford city centre and periphery village/towns. There are also coaches which provide a regular service to London Victoria.

## DESCRIPTION

The property is a modern terraced office building with rendered elevations with a metal profiled roof. The accommodation is across 3 storeys providing a mix of open plan office and partitioned meeting rooms.

The property benefits from the following specifications:

- Air conditioning
- Reception Area
- Kitchen and staff break out
- Male & Female WC Facilities
- Shower Facility
- 1 parking space

## ACCOMMODATION

The property provides an approximate total net internal area of 2,310 sq ft (214.64 sq m).

## RENT

Rent on application

## VAT

All terms are quoted exclusive of VAT where chargeable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## BUSINESS RATES

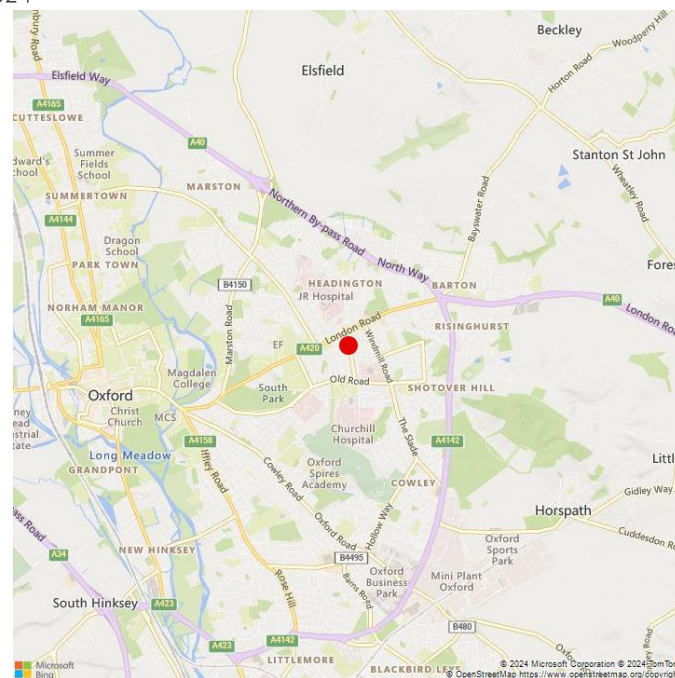
Rateable Value - £46,000

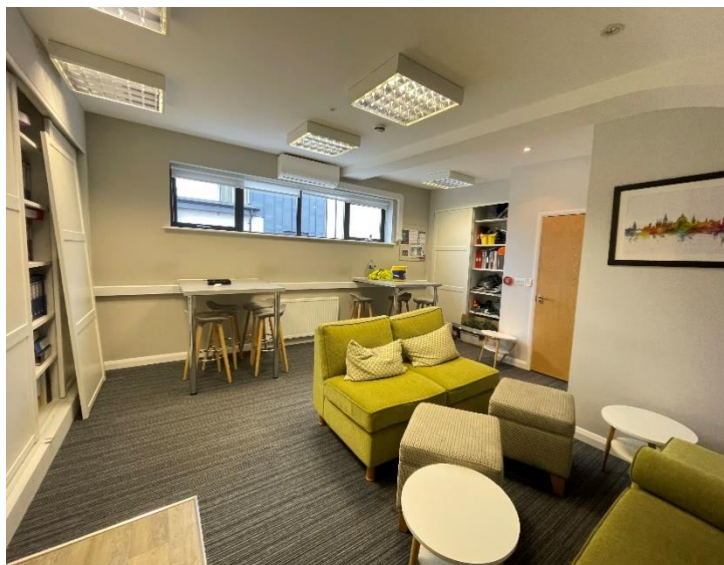
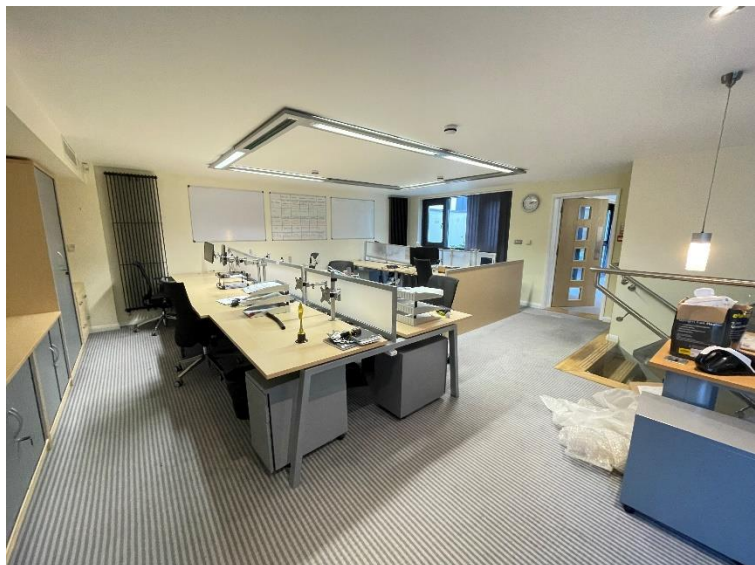
We recommend interested parties contact Oxford City Council in this regard to confirm the business rates liability for the property.

## EPC

The property holds an EPC rating of C-53

April 2024





**Viewing by appointment only via:**

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**IMPORTANT INFORMATION**

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**Carter Jonas**