



Unit 9 & 10

Oasis Business Park



TO LET Two Storey Modern Office/Hi-tech Unit 6,393 Sq ft (594 Sq m) approx.

DESCRIPTION

Oasis Park is an established office development, located to the west of Oxford, comprising 13 two storey self-contained buildings in a landscaped setting. Unit 9/10 comprises a two storey modern office/hi tech unit available. The ground floor has a main office entrance together with a secondary double glazed doors access with canopy providing an alternative access point. It has the following features:-

- Open plan accommodation
- Staff canteen/kitchen
- Air conditioning
- Alarm
- LED lighting
- Shower facilities
- Full refurbished WC's
- 18 car parking spaces

LOCATION

Eynsham is located approximately 5 miles to the west of Oxford linked by the A40 and the B4044. Oasis Business Park is located to the south of Eynsham just off the B4449 Stanton Harcourt Road.

ACCOMMODATION

The property comprises the following approximate gross internal floor area:-

	Sq FT	Sq M
Ground floor	3,078	286
First floor	3,315	308
Total	6,393	594

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £19.75 per sq ft per annum exclusive.

OUTGOINGS

Business Rates Rateable Value (2017): Ground floor: £38,750 First floor: £48,500

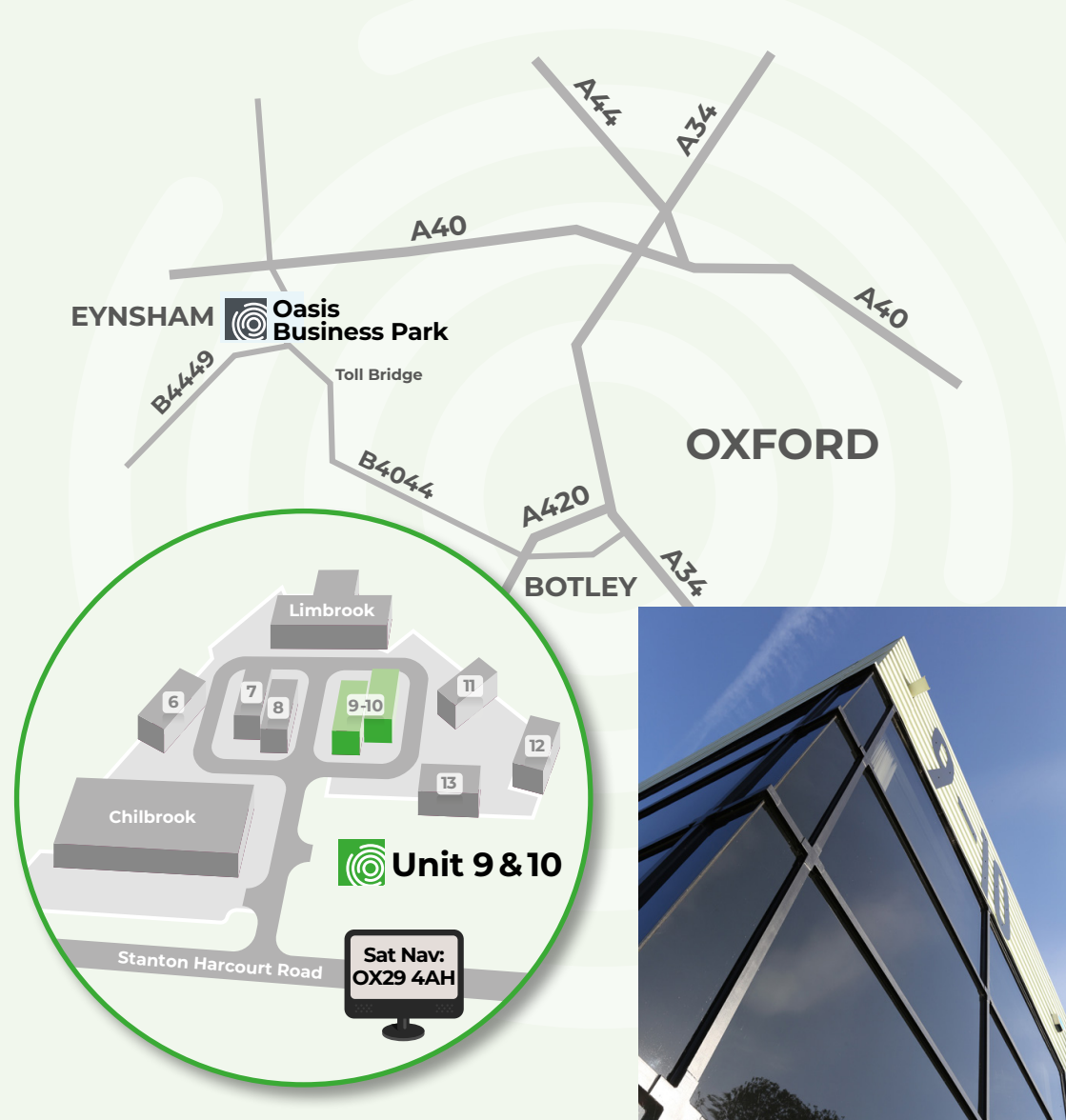
Service Charge Further information upon request.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in respect of this transaction.



ALL ENQUIRIES



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