

TO LET Two Storey Modern Office/Hi-tech Unit 5,311 Sq ft (493 Sq m) approx.

### **DESCRIPTION**

Oasis Business Park is an established office development, located to the west of Oxford, comprising 13 two storey self-contained buildings in a landscaped setting. Unit 6 comprises a refurbished two storey modern office/hi tech unit which benefits from the following features:-



Cat 6 computer cabling

Kitchen/breakout room on ground floor

Air conditioning

## **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**

**LEASE TERMS** 

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

	Sq FT	Sq M
Ground floor	2,474	230
First floor	2,837	263
Total	5,311	493

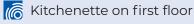
The property will be available by way

agreed. Quoting rent on application

of a new full repairing and insur-

ing lease for a term of years to be

19 car parking spaces



New refurbished WC's



Shower facilities

### **OUTGOINGS**

**Business Rates** 2017 Rateable Value: £73.500.

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.

## **EPC**

C-55

# **ALL ENQUIRIES**



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