

TO LET

Carter Jonas



**UNIT 15 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP**

**Warehouse with lab / office accommodation
within walking distance of Oxford City Centre**

- 2,054 sq.ft / 191 sq.m
- Close to Oxford city centre
- Lab/warehouse & office accommodation
- 3 car parking spaces

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 West Gate 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 a two storey mid terrace unit of a steel frame construction with brick profile cladding under a sheet metal roof.

The building benefits from pedestrian access to a reception/lobby area with staircase leading to the first floor, and roller shutter access to the warehouse/production area.

Internally the property is fitted in a combination of lab and offices where the labs on the first floor can be easily converted back to provide additional office accommodation.

Externally there are approximately 3 parking spaces in front of the building.

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	95.36	1,026
First Floor	95.54	1,028
Total	190.90	2,054

TERMS

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

RENT

On application.

BUSINESS RATES

The property has a rateable value of £20,750

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

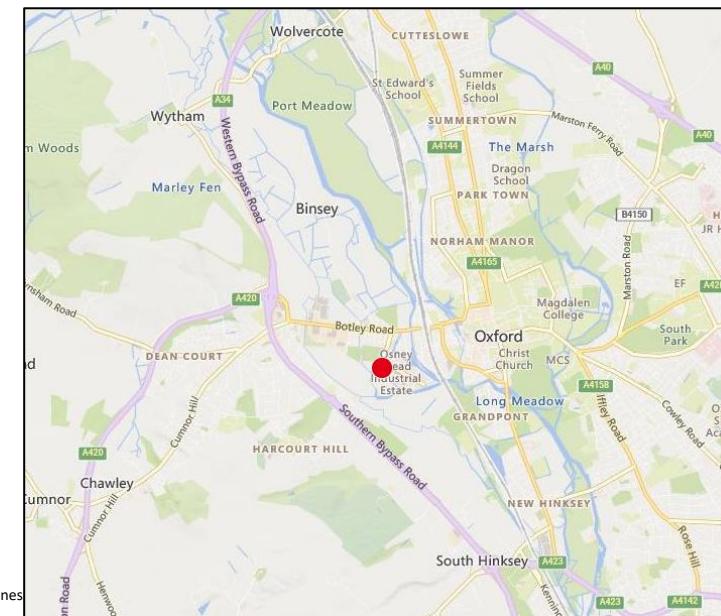
VAT

All terms quoted are exclusive of VAT where chargeable.

EPC

The property is to be re-assessed.

09.07.25





Viewing by appointment through Carter Jonas

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IMPORTANT INFORMATION

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