

TO LET



**PART 2ND FLOOR
WILLOW COURT
OXFORD
OX2 0JB**

High Quality, Air Conditioned Offices (Plug n Play) within Botley's Business District

- 4,606 sq.ft / 427.91 sq.m
- Attractive Kitchen/Break Out Room
- Full height glazed partitioned meeting rooms
- CAT 5e Cabling
- Electric Car Charging

LOCATION

Minns Business Park occupies a prominent location in Botley, which has emerged over the last decade as a prime business location. Occupiers include Oxford University Innovation, Royds Withy King, Natwest and Knights.

The building is approximately 1.2 miles from Oxford mainline railway station, being on a main bus route as well as benefitting from extensive pay to use parking at Seacourt Park and Ride.

Nearby amenities such as Waitrose, Coop, Tesco Metro, Taylors can be found within a 10 minutes walk along with a range of popular restaurants and public houses.

The immediate vicinity benefits from attractive walks and picnic areas within the North Hinksey Nature Reserve.

DESCRIPTION

Willow Court comprises of an impressive modern office building arranged over three floors with double height atrium entrance.

The ground floor reception has been remodelled and upgraded along with communal facilities.

The available accommodation comprises part of the second floor, benefitting from a modern fit out ready for immediate occupation. The suite provides the following specifications:

- High Quality Kitchenette & Break Out Room
- Modern Partitioned Meeting Rooms
- LED Lighting
- Full Access Raised Floors
- CAT 5e Data Cabling and Server Rack
- Communal WCs and Shower Facilities
- Secure Cyle Parking
- 11 Car Parking Spaces
- Electric Car Charging

ACCOMMODATION

The accommodation benefits from the following net internal floor space:-

	Sq M	Sq Ft
Second Floor	427.91	4,606

TERMS

The premises are available by way a new lease on an effective full repairing and insuring terms.

RENT

Rent on Application.

BUSINESS RATES & SERVICE CHARGE

Rateable Value - £118,000

A building service charge applies. Further information availabile on request.

VAT

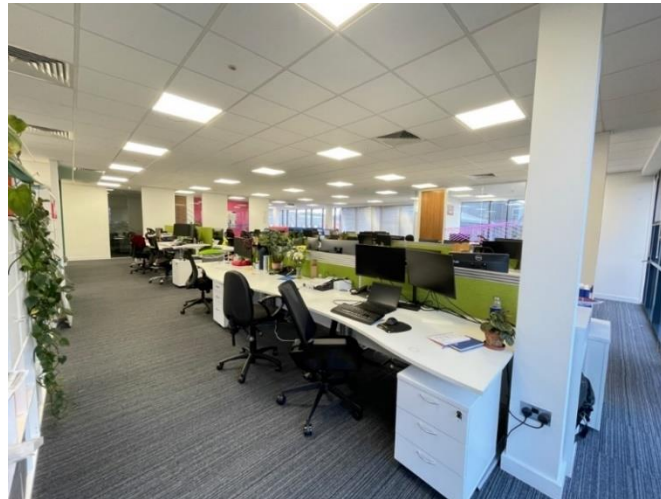
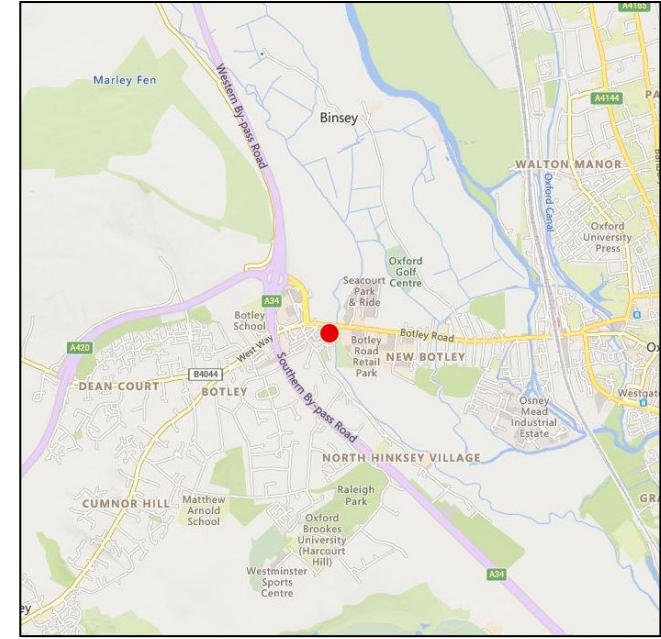
All figures within these terms are exclusive of VAT, where chargeable.

EPC

The premises have been assessed for their energy performance at a rating of B-33

Jan 25





Viewing strictly by appointment:

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IMPORTANT INFORMATION

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