

**TO LET**

**Carter Jonas**



**UNIT 9 KINGS MEADOW  
FERRY HINKSEY ROAD  
OXFORD  
OX2 0DP**

**Warehouse with offices suitable for lab use  
within walking distance from Oxford City  
Centre**

- 2,472 sq.ft / 229.66 sq.m
- Close to Oxford city centre
- Slab to slab height 3m
- 9 Car parking spaces
- Suitable for R&D users

## 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 unit comprises a 50:50 business unit with good quality offices to the first floor and open plan production/storage space on the ground floor.

The property lends itself to use for R&D and life sciences users benefitting from a ground floor fitted out to shell and first floor offices.

The accommodation offers:

- Air conditioning
- Slab to slab height 3 m
- Loading door access
- 9 Car parking spaces
- 3 phase power
- Ground floor production facilities

## 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	116.24	1,251
First Floor Mezzanine	113.42	1,221
<b>Total</b>	<b>229.66</b>	<b>2,472</b>

## 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 £16,750

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 has an EPC E – further details on application.

14.03.25





### **Viewing by appointment through Carter Jonas**

Adrian Chan

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### **IMPORTANT INFORMATION**

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