

FOR SALE

Carter Jonas



**UNIT 5 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP**

**Hybrid Office & Workshop
Accommodation Close to Oxford
City Centre**

- 3,777 sq.ft (341.56 sq.m)
- Air Conditioning
- Car parking
- Close proximity to Oxford city centre
- Modern Refurbishment

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 situated a mile away with a number of local amenities, including coffee outlets and Waitrose being closer by.

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

End of terrace, two storey hybrid business unit providing office and workshop accommodation across two storeys. The property comprises of steel portal frame with brick, elevations under a pitched metal profile roof.

Internally the accommodation is fitted for office use across both floors however the ground floor can be easily reverted back to workshop/light production space and roller shutter access reinstated.

The accommodation offers:

- 100A 3Phase power supply
- Suspended ceilings
- LED lighting
- Comfort cooling
- Male, female & DDA compliant WCs
- Kitchenette
- Double Glazing

There are approximately 5 parking spaces to the rear 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 | 177.40 | 1,910 |
| First Floor | 173.43 | 1,867 |
| Total | 341.56 | 3,777 |

TENURE

Freehold

PRICE

On application.

BUSINESS RATES

The property has a rateable value of £32,000

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

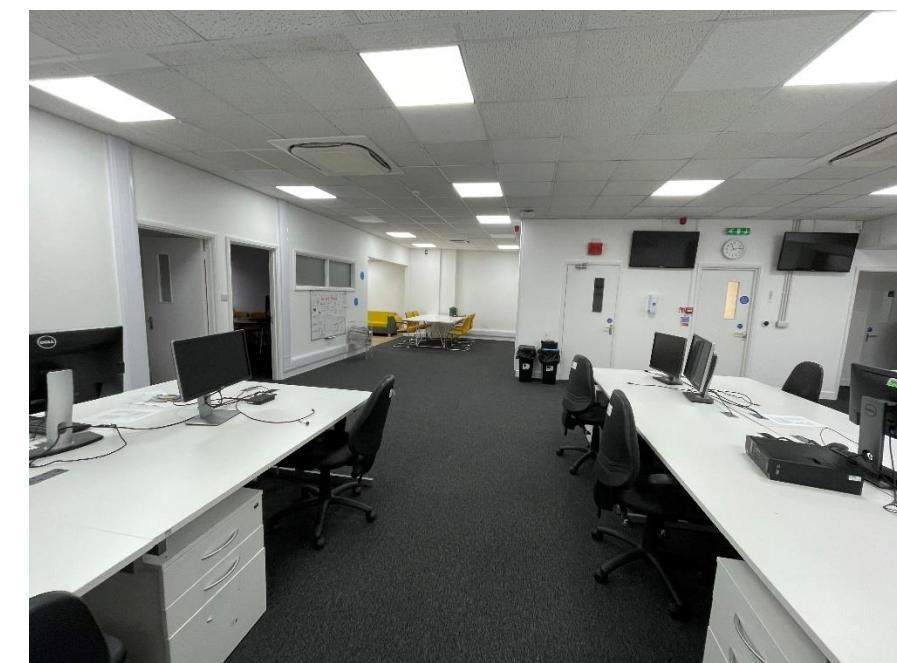
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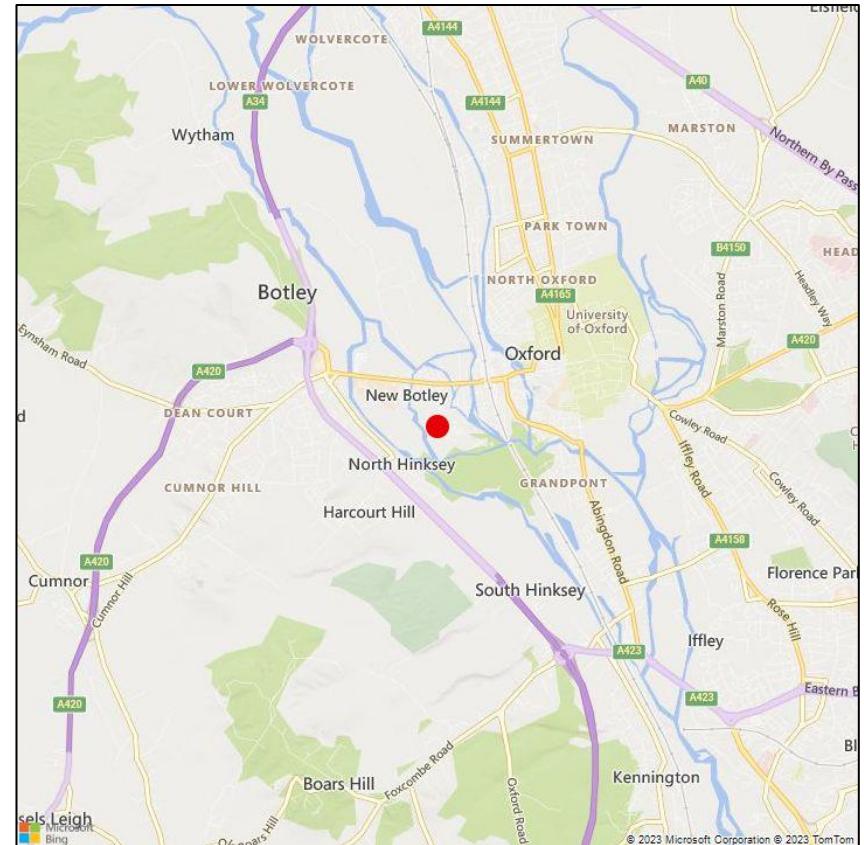
All terms quoted are exclusive of VAT where chargeable.

EPC

The property has an EPC rating of B-38

23.09.24





Viewing by appointment through Carter Jonas

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IMPORTANT INFORMATION

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