FOR SALE

Carter Jonas



11 KINGS MEADOW
FERRY HINKSEY ROAD
OXFORD
OX2 0DP

Office / Workshop Accommodation
Close to Oxford City Centre

- 2,069 sq.ft (192 sq.m)
- 3 Phase Power
- Car parking
- Close proximity to Oxford city centre

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 close 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

The building comprises an end of terrace, steel frame two storey building unit with brick profile elevation under a sheet metal roof.

The property provides self-contained industrial accommodation with roller shutter access.

The unit has been stripped back and provides an open plan workshop with W/C facility in situ.

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	97.94	1,056
First Floor	94.28	1,015
TOTAL	192.21	2,069

TENURE

Freehold.

PRICE

Quoting: £395,000 + VAT

BUSINESS RATES

The property has a rateable value of £23,750

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

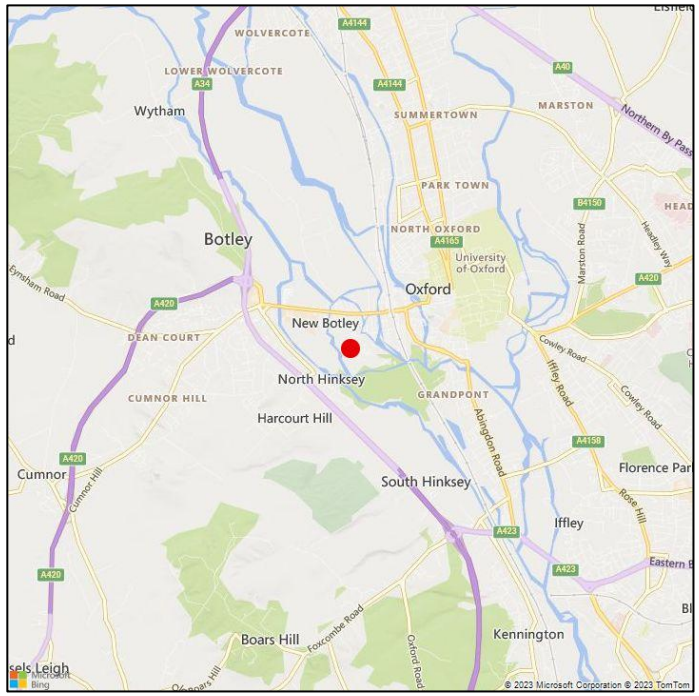
VAT

VAT is applicable to the purchase price.

EPC

The property has an EPC rating of B-41

Nov 26







Viewing by appointment through Carter Jonas
Elliot Lusby-Park MRICS
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Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

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