FOR SALE

Carter Jonas



UNIT 2 ISIS BUSINESS CENTRE
HORSPATH TRADING CENTRE
OXFORD
OX4 2RD

A MODERN SELF-CONTAINED OFFICE WITHIN AN ESTABLISHED COMMERCIAL LOCATION

- 2,236 sq ft / 207.73 sq m
- Intercom entry
- 10 car parking spaces
- Air conditioning & LED lighting

LOCATION

Unit 2 Isis Business Centre is prominently situated at the front of the Isis Business Estate and commands one of the best locations visible to all those who enter. The Horspath trading estate is Oxfords' primary trade location and home to many of the established operators such as HSS Hire, Screwfix, Toolstation and Chris Lewis Fire & Security amongst others.

The City of Oxford, as a major commercial centre, commands a strategic position close to the M40, A40 and A34 national road networks. Ideally placed, Horspath Industrial Estate is situated to the south of the city centre just off the Oxford Ring Road in the thriving commercial area of Cowley.

The Estate is within easy reach of Oxford City Centre, accessed via the Cowley Road and the A34 dual carriage way is within 1 mile of the estate. M40 is otherwise accessed at Junction 8.

DESCRIPTION

The unit comprises of a two-storey terraced office of brickwork construction under a pitched tile roof. Internally the building is arranged over the two floors and benefitting from:

- Air conditioning
- Intercom entry
- 10 car parking spaces
- LED lighting

BUSINESS RATES

From the Valuation Office Agency, the subject property is assessed as follows:

Rateable Value: £37,000
Description: Offices and premises

VAT

We are advised that VAT will be applicable to the sale.

PRICE

Offers are invited in the region of £495,000 exclusive of VAT for the long leasehold interest.

ACCOMMODATION

The property has an approximate gross internal floor area of 2,236 sq ft/ 207.73 sq m and the following approximate net internal floor areas:

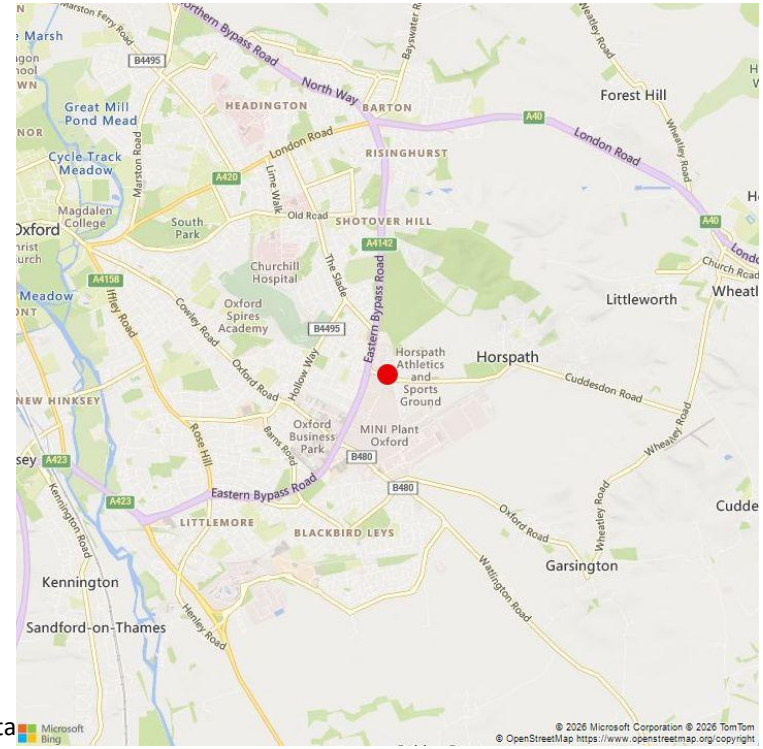
	Sq.ft	Sq.m
Ground Floor	1,076	97.18
First Floor	1,160	107.77
Total	2,236	207.73

EPC

TBC

TENURE

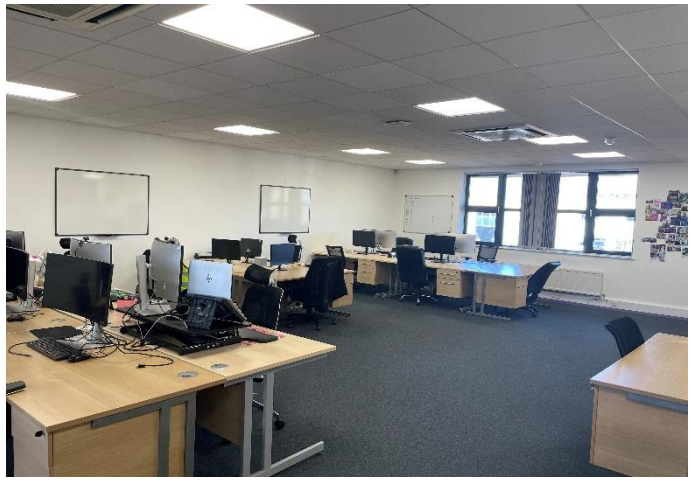
The property is marketed on a long leasehold basis; originally sold on 999-year leases in June 2015.















Viewing by appointment, contact

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