



Peterley House

Peterley Road, Oxford, OX4 2TZ

**Second Floor Offices
Available As A Whole
Or In Part
With Car Parking
Situated Just Off
Oxford Ring Road**

1,357 to 2,865 sq ft
(126.07 to 266.17 sq m)

- Air Conditioning
- 11 Car Parking Spaces
- LED Lighting
- Entry System
- Perimeter Trunking
- Security Alarm

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Summary

| | |
|-----------------------|--|
| Available Size | 1,357 to 2,865 sq ft |
| Rent | £37,000 pa exclusive |
| Business Rates | North Suite - Rateable Value: £9,500 / South Suite - Rateable Value: £12,500. |
| Service Charge | A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts at Peterley House |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (77) |

Location

Renowned for its university connections, the historic City of Oxford has become a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network, offering swift access to the M40 (Junction 8), the M4 (Junction 13) and the South Coast ports.

Peterley House occupies a prominent position within the Horspath Estate just off the Oxford Ring Road Southern Bypass and in close proximity to Oxford Business Park.

Description

Peterley House comprises a three storey, high specification office building incorporating modern cladding and extensive glazing. The subject demise occupies the second floor and is available as a whole or can be divided into two separate suites.

The property comprises open plan office accommodation with individual partitioned offices. The suite benefits from air conditioning, suspended ceilings, carpet tiling, perimeter trunking and a mix of LED and modular lighting.

The suites currently share WC facilities and a kitchen.

Externally, the premises extend to include 5 car spaces for the North Suite and 6 car spaces for the South Suite.

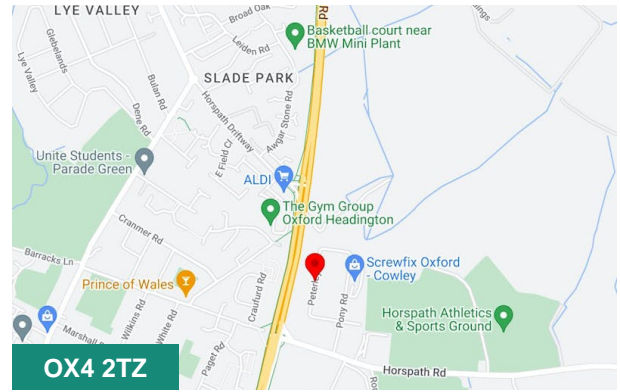
Accommodation

The accommodation comprises the following Net Internal Areas:

| Name | sq ft | sq m | Rent |
|---------------|--------------|---------------|-------------------|
| Suite - North | 1,357 | 126.07 | £17,500 per annum |
| Suite - South | 1,508 | 140.10 | £19,500 per annum |
| Total | 2,865 | 266.17 | |

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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