



Unit 2 Watlington House

Watlington Road, Oxford, OX4 6NF

**Modern Office Suite
With Air-Conditioning
And Car Parking
Just Off Oxford Ring Road**

1,687 sq ft
(156.73 sq m)

- Air conditioning
- Three allocated parking spaces
- Lift access
- Intercom entry system

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Summary

Available Size	1,687 sq ft
Rent	£27,000.00 per annum
Rates Payable	£5.99 per sq ft
Rateable Value	£20,250
Service Charge	A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts at Watlington House
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

Watlington House occupies a prominent position on Watlington Road, one of the main arterial routes into Oxford and in close proximity to Oxford Business Park

Description

The property comprises a modern first floor office suite situated within a mixed-use building comprising supermarket on ground floor and offices above. Internally, the suite benefits from carpet tile flooring, suspended ceiling with inset lighting and air-conditioning. Heating is provided via electric panel heaters.

The property benefits from lift access with an intercom entry system. Externally, there are three allocated car parking spaces.

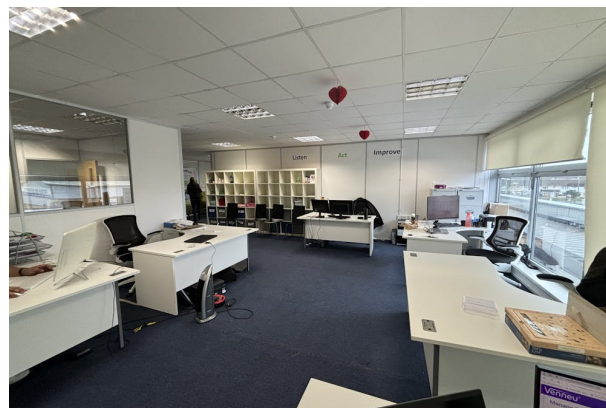
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Suite - 2	1,687	156.73
Total	1,687	156.73

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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