

TO LET

Carter Jonas



**SECOND FLOOR
WINCHESTER HOUSE
THE OXFORD SCIENCE PARK
OXFORD
OX4 4GE**

High quality 'plug and play' office accommodation, fully fitted for immediate occupation.

- 9,864 sq.ft / 899.7 sq.m
- Fully fitted ready for immediate occupation
- Cat 6e cabling
- Lift access
- Car Parking

LOCATION

Winchester House is situated in the heart of The Oxford Science Park, which is located approximately 5 miles to the south east of Oxford city centre.

The M40 and A34 motorways are within 11 and 4 miles respectively with links to the South West and London. Oxford Train station is otherwise 5 miles to the north connecting to London within an hour.

The Oxford Science Park is home to a diverse thriving business and science & technology community with current occupiers ranging from SMEs to multi-national organisations. The park is extensively landscaped and provides many onsite amenities including a café, bistro and nursery facilities.

DESCRIPTION

Winchester House lies adjacent to Fletcher House forming two impressive detached office buildings separated by a central full height plaza. Each building is arranged over three floors with the building designed to enable parking at ground and undercroft levels.

The available accommodation consists of a self contained second floor accessed by two passenger lifts via a shared reception.

The suite benefits from excellent natural light and is fully fitted along with data cabling ready for immediate occupation. The accommodation provides the following key specification:

- CAT 6e cabling
- Dedicated server room
- VRF Air Conditioning
- LED Lighting
- Kitchen and breakout area
- Boardroom & meeting rooms
- Security controlled lift access
- Male & Female WCs
- 38 parking spaces

ACCOMMODATION

The property has been measured in accordance with IPMS - Office 3.

The office suite provides a total of 9,684 sq ft/ 899.7 sq m.

TERMS

The accommodation is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Rent on Application.

A building and park service charge is applicable. Further details available upon request.

BUSINESS RATES

The accommodation has a rateable value of £139,000

Interested parties should make their own enquiries with Oxford City Council in this regard.

VAT

All figures are quoted exclusive of VAT where applicable

EPC

EPC Rating: B - 48





Viewings via the letting agents

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