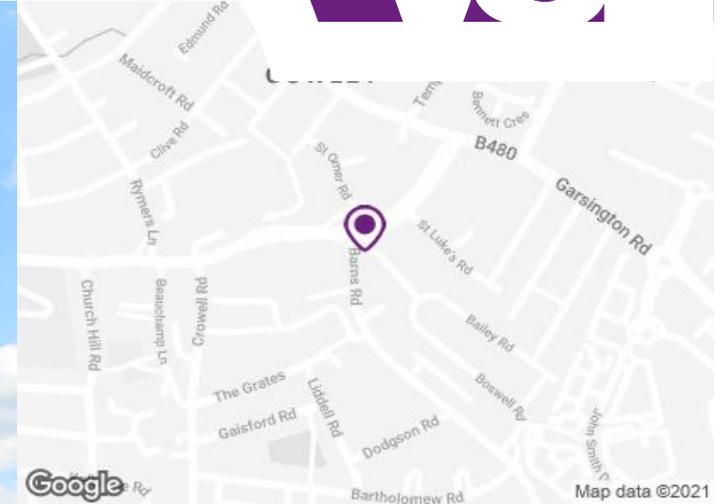


Office To Let

244 Barns Road, Oxford Ring Road, OX4 3RW



Tenure: To Let

Size: 1,400 - 11,862 sq ft

Rent: Upon application

Description

244 Barns Road is a three storey office building sitting in a prominent position within the heart of Cowley. The building is in need of refurbishment and **a planning application has been submitted for additional floors of residential accommodation** which will be accessed from the rear of the building. The existing offices will be comprehensively refurbished at the same time. Completion of the works is likely to be during summer 2021. **Long Leasehold sales of the floors will be considered.**

- ▼ Offices following refurbishment
- ▼ Reception lobby entrance
- ▼ Passenger lift access to all floors
- ▼ Male and female toilets on each floor
- ▼ Alternative commercial uses considered - stp
- ▼ Residential on upper floors
- ▼ Access from the rear of the property

Accommodation

| | Sq Ft | Sq M |
|--------------------------------|---------------|--------------|
| Ground Floor (including lobby) | 3,822 | 355 |
| First Floor | 4,026 | 374 |
| Second Floor | 4,014 | 373 |
| Total | 11,862 | 1,102 |

Costs

| Rent | Rateable Value | Service Charge | EPC |
|------------------|----------------|----------------|-----|
| Upon application | | TBC | |

Terms

By way of a new FRI lease or alternatively the long leasehold interest on a floor by floor basis.

Last updated 24/05/2021

Get in Touch

For more information please email Tom Barton at tbarton@vslandp.com.

Alternatively call us on 01865 848488 to discuss any property requirements.



Disclaimer

VSL & Partners Ltd, their clients and any joint agents give notice that

1. These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract; and subject to contract
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
3. No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
4. Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition.