



#### Key features:

- Self contained office suite presented in excellent condition
- Lobby entrance, meeting room and office area
- Fitted kitchen
- Disabled & Single WC
- 4 car parking spaces and opportunity for more

## To Let

1,193 Sq ft (111 Sq m) Approximately

Lower Ground Floor Office Accommodation in Accessible Location  
The Offices Benefit from Both B1 and D1 Planning Consent

## LOCATION

Premier Place is located just off the Garsington Road on the junction with the Oxford Ring Road flyover. The property benefits from a very accessible location with immediate access to both Garsington Road and Oxford Ring Road. The property is adjacent to the Oxford Retail Park and therefore provides great access to a range of amenities including M&S and Tesco supermarkets.

## DESCRIPTION

The office suite comprises the lower ground floor of part of the property which has recently been converted to provide a self contained office suite. This is divided into three separate office areas. Features include:

- Wood veneer flooring
- LED spot lights & up lighters
- Double glazed windows
- Kitchenette
- Benefits from both B1 and D1 planning consent
- Carpeted office areas
- Electric night storage heaters
- Single WC and Disabled WC facilities
- Ample cupboard space to office areas

## ACCOMMODATION

The property comprises the following approximate net internal floor areas:-

	Sq Ft	Sq M
Total	1,193	111
Car Parking	4 Designated Car Spaces	

Further car parking may be available.

## TENURE

### Leasehold

The office suite is available to let on a new full repairing and insuring lease subject to annual RPI rent increases. The quoting rent is **£19,500 per annum** exclusive plus VAT.

## BUSINESS RATES

Rateable Value (2017): To be confirmed

2020/21 Multiplier: 0.499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

To be confirmed.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment with the sole letting agents:

Richard Venables/Duncan May/Will Davis

VSL & Partners

22 Bankside

Kidlington

Oxford

OX5 1JE

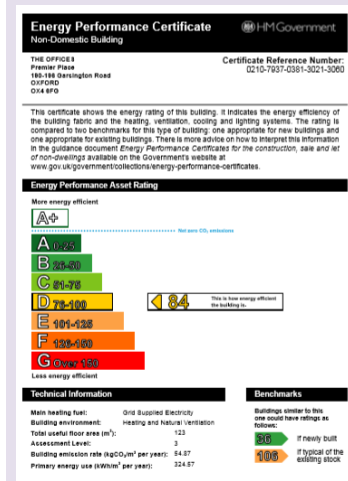
T: 01865 848488

E: [tbarton@vslandp.com](mailto:tbarton@vslandp.com)

[dmay@vslandp.com](mailto:dmay@vslandp.com)

[wdavis@vslandp.com](mailto:wdavis@vslandp.com)

## ENERGY PERFORMANCE CERTIFICATE



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

- 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;
- 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;
- 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;
- Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. November 2019

SUBJECT TO CONTRACT

updated: November 20