

- Fully Refurbished
- EPC 'A' Rating
- Good Car Parking



# Binsey House

**Ground and First Floor Office Suites,  
Binsey House, Wallbrook Court, Oxford OX2 0QS**

**To Let** 5,294 sq ft (492 sq m) approx  
Refurbished Modern Office Suite Accommodation  
within Courtyard Development



Ground floor

## Location

Binsey House is located within the Wallbrook Court office development in Botley. The property is approximately 1.5 miles to the west of Oxford city centre, the rail station and a short distance from the A34 Botley interchange. Seacourt Park and Ride is located close by and the Botley Road provides an excellent bus service to and from Oxford and Abingdon. Botley has attracted a strong professional community with nearby occupiers including Blake Morgan, Knights, Dehns, Oxford University Innovation and Savills amongst others. Local shops and amenities are found in the nearby West Way Square which recently been redeveloped to provide a range of new retail amenities.

## Description

Wallbrook Court comprises four self-contained office buildings arranged around a central courtyard in a landscaped environment with generous car parking. Binsey House comprises a prominent two storey self-contained office building with its own entrance. It has been completely refurbished to provide high quality office space including new suspended ceilings, LED lighting, new VRF air conditioning system and refurbished WC's and shower facilities.

## Accommodation

The property comprises a net internal floor area of **5,294 sq ft (492 sq m)**.

Binsey House benefits from 18 car parking spaces.



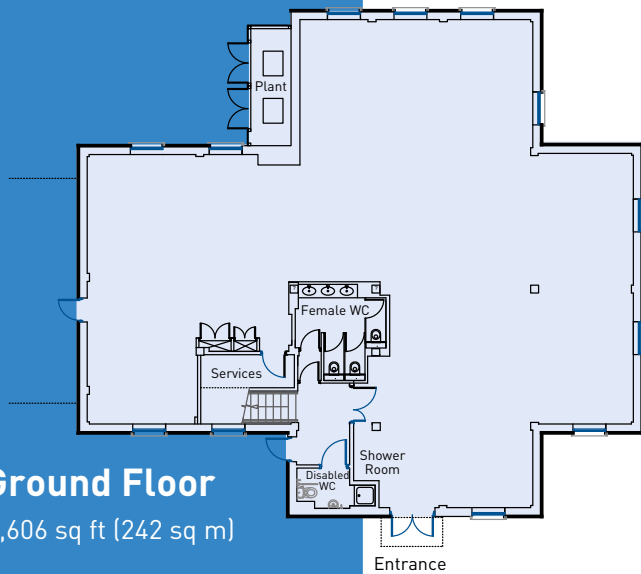
First floor

## Key features:

- Newly Refurbished Open Plan Office Suites
- Dedicated entrance
- 18 car parking spaces
- New LED lighting
- VRF comfort cooling/heating system
- Refurbished WC's and Shower room.
- Excellent Access to Oxford and A34

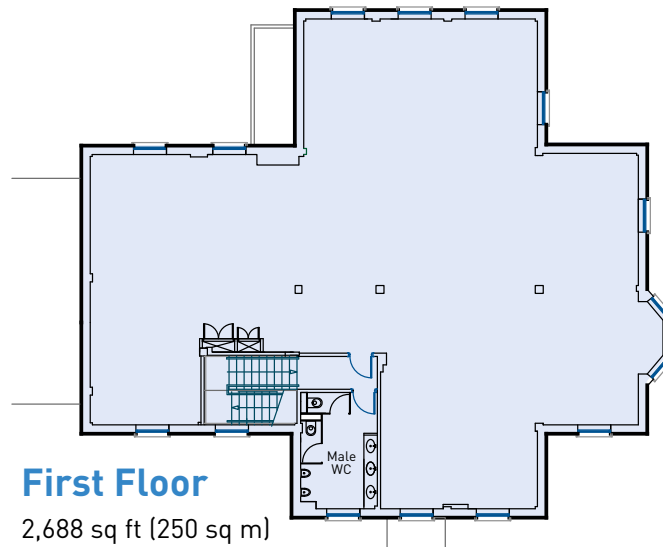


First floor



### Ground Floor

2,606 sq ft (242 sq m)



### First Floor

2,688 sq ft (250 sq m)



First floor

