



Key features:

- Main Road Frontage
- Newly refurbished
- Close to Oxford Ring Road
- Hi-tech offices
- Suitable for alternative uses

To Let

2,593 sq ft (241 sq m) Approximately

50/50 Building Comprising Shell Ground Floor and Hi-Tech Fitted Offices at First Floor

LOCATION

Fenchurch Court is located adjacent to the Oxford Ring Road (eastern bypass A4142) with access via Garsington Road. The location is Oxford's key area for retail/trade warehouse and industrial space and nearby occupiers include Lidl, Bathstore, Halford, Topps Tiles and Buildbase. Fenchurch Court also adjoins the Oxford Retail Park whose occupiers include Tesco, M&S Food, Next & Sports Direct.

DESCRIPTION

Unit 14 Fenchurch Court provides an end of terrace unit fronting Garsington Road and with great potential for trade and other warehouse uses. Unit 14 provides a single 50/50 style unit with high quality fitted offices at first floor and shell space at ground floor.

The refurbishment works also included additional windows to the main road and ancillary sales uses, giving a road frontage aspect with plenty of natural light.

ACCOMMODATION

The unit comprises the following approximate gross internal areas:

	Sq Ft	Sq M	Quoting Rent
Unit 14 (two floors)	2,593	241	£29,500 per annum

LEASE TERMS

Unit 14 is available on a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

Unit 14 - RV: £30,000

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

SERVICE CHARGE

There is a communal service charge associated with the landscaping and common parts maintenance. Full details upon application.

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

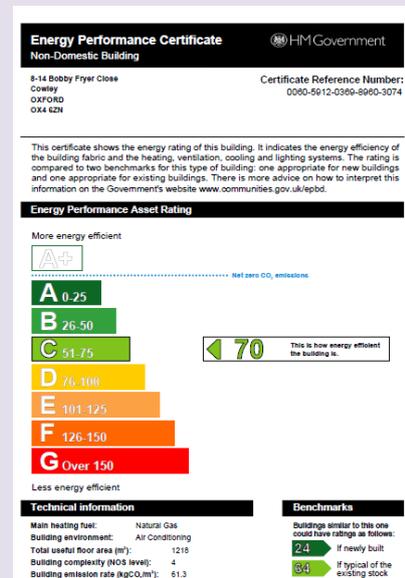
Strictly by appointment with the sole letting agents:-

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- 26 May 2021 SUBJECT TO CONTRACT