

TO LET

Carter Jonas



**BUILDING C & D
HOME PARK
BLADON
OXFORDSHIRE
OX20 1FX**

**High quality character offices adjoining
grounds of Blenheim Palace.**

- 5,572 sq.ft (517.65 sq.m)
- Store – 152 sq.ft (14.12 sq.m)
- 29 car parking spaces
- Under floor heating
- Access to Blenheim Palace grounds

LOCATION

The property is situated on Home Park off the A4095 Grove Road within the village of Bladon, south of the Blenheim Estate. Bladon is located north of Oxford with easy road access to the M40 J9 (9.6 miles) and M4 J13 (31 miles) via the A34 carriageway. Oxford city centre is located 7.5 miles south via the A44 Woodstock Road.

The Oxford Parkway rail station which provides direct services to Oxford City and London Maryebone is approximately 5.6 miles to the south east. Long Hanborough rail station is 1.5 miles east providing direct services to London Paddington Station via Oxford and Reading.

The 233 bus route provides frequent services through from Woodstock to Burford via Long Hanborough rail station.

DESCRIPTION

The property provides high quality office accommodation within a character building, of stone construction under a pitched tiled roof.

The interior has been extensively refurbished to provide a mixture of open plan office accommodation, a separate office suite/meeting rooms and modern breakout/kitchen area along with outdoor garden.

The property benefits from the following features:

- Underfloor central heating
- Double glazing
- LED lighting
- Male & Female WC facilities
- Board room
- Quality kitchens and breakout areas
- Shower facilities
- 29 car spaces

Occupiers in the Home Park scheme have direct access to Blenheim Park during weekday daylight hours, subject to park regulations.

ACCOMMODATION

The available accommodation provides a net internal area of 5,572 sq ft / 517.65 sq.m. Plus store 152 sq.ft / 14.12 sq.m.

TERMS

The property is available to let on new a full repairing and insuring lease on terms to be agreed.

Rent on application.

VAT

The building has been elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

Rateable Value - £110,000

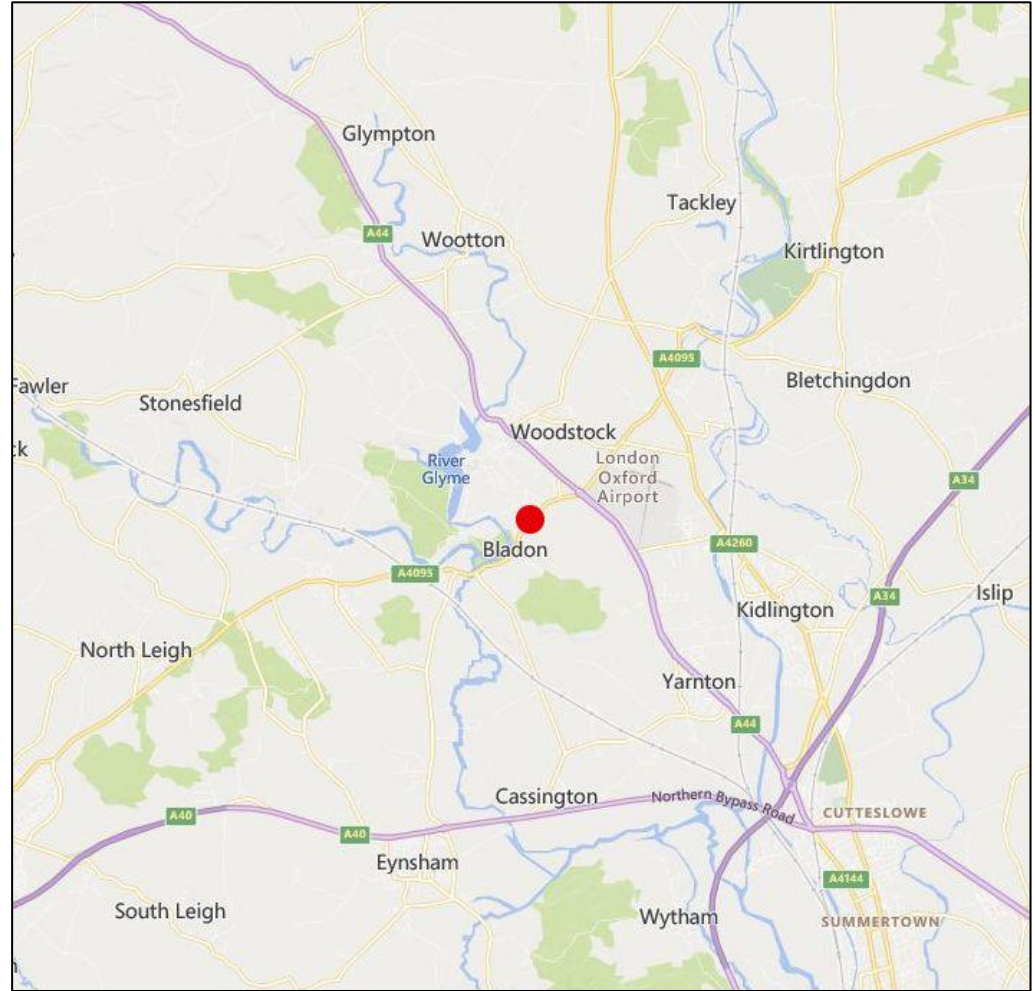
We recommend interested parties contact Cherwell District Council in this regard to confirm the business rates liability for the property.

EPC

The property has a rating of B-45. Further details on request.

May 23





Contact Details

Adrian Chan

adrian.chan@carterjonas.co.uk

Tel: 07920 830554

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.