

TO LET

Carter Jonas



**ANNEX
UNIPART HOUSE
GARSINGTON ROAD
OXFORD
OX4 2PG**

**Office suite available on flexible terms with
ample parking and onsite amenities**

- 10,267 sq.ft / 953.83 sq.m
- Easy access from Oxford Eastern bypass
- On Site Canteen
- Ample Parking
- Comfort Cooling

LOCATION

Unipart House is located just off the eastern bypass close to the junction of Oxford Road and Watlington Road with easy access to the Oxford Ring Road (eastern bypass) which connects with the A34 and A40 serving the motorway network and Oxford.

DESCRIPTION

Unipart House constructed in circa 1960s comprises of a landmark office building arranged over six floors and provides a range of flexible office accommodation. The building can be access from either the main staffed reception at the West entrance or via alternative entrances at the East. There are 2 passenger lifts located at the core of the building which provides access to all floors.

Within the building amenities include a beauty salon and canteen which is available to all tenants. There is an auto service centre situated on site, opposite the offices.

The available suite provides open plan office accommodation with communal WC facilities.

Specification include:

- Perimeter trunking
- Suspended ceiling
- LED Lighting
- Gas central heating
- Comfort Cooling
- 24 hour access
- Car parking

ACCOMMODATION

The accommodation has the following approximate net internal floor area;

	Sq Ft	Sq M
Annex	10,267	953.83

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

A building service charge applies. Further details upon request.

RENT

Rent on application.

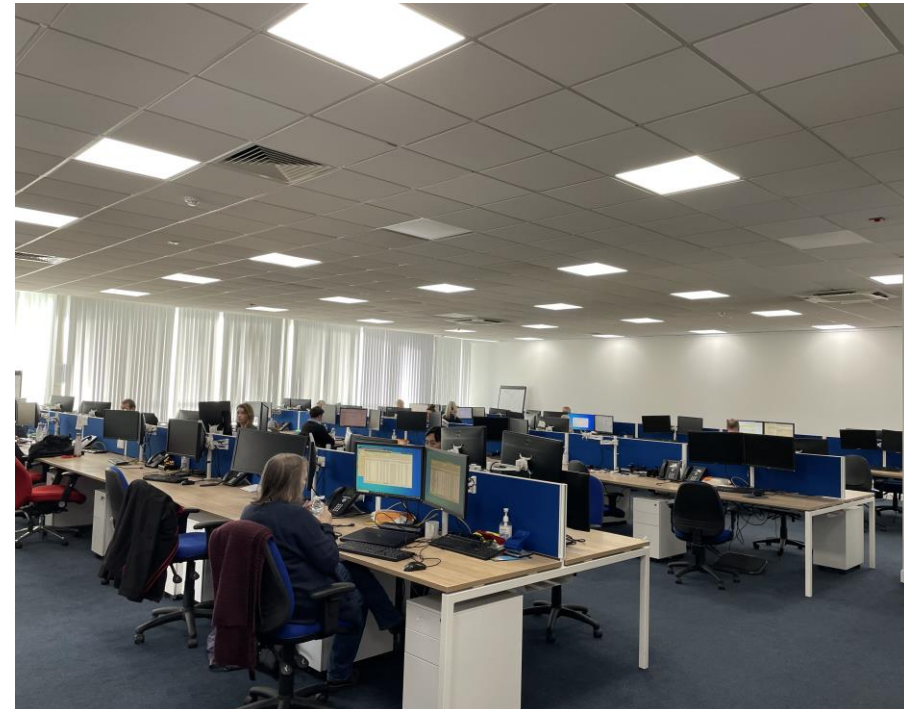
BUSINESS RATES

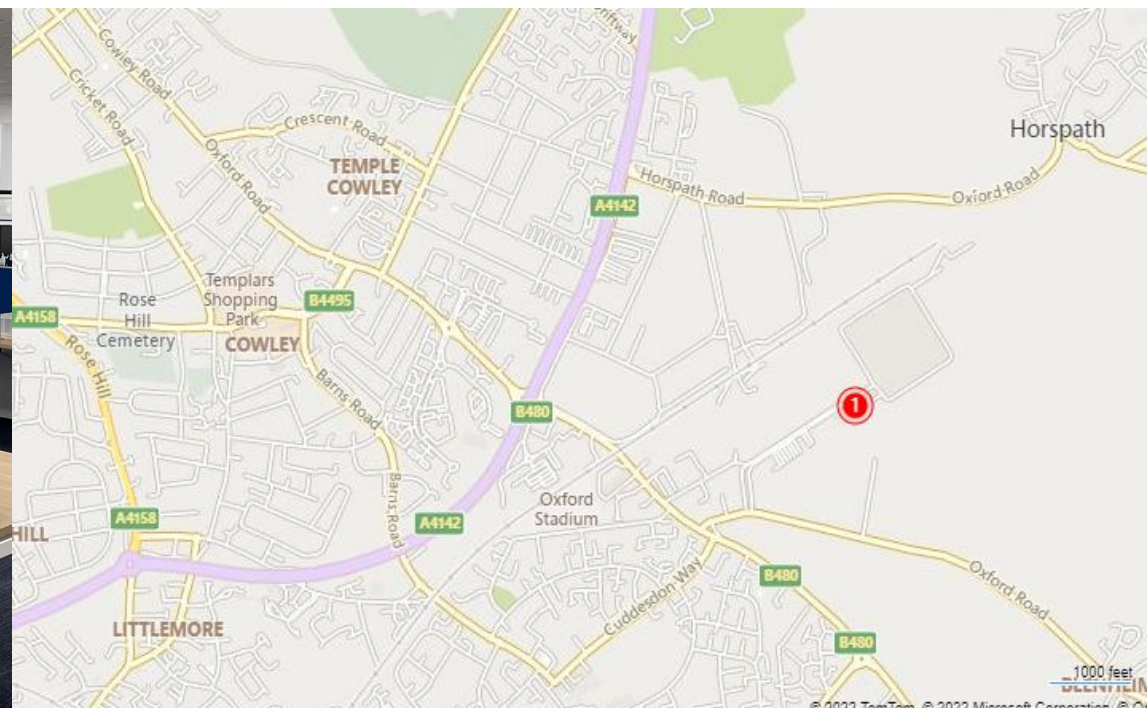
Business rates to be confirmed.

EPC

The premises have been assessed for their energy performance at a rating of E – 108.

September 2023





Sat Nav Postcode – OX4 6LN

Viewing strictly by appointment through the agents

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IMPORTANT INFORMATION

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