

TO LET



**PART 2ND FLOOR
WILLOW COURT
OXFORD
OX2 0JB**

High Quality Air Conditioned Offices (Plug n Play) within Botley's Business District

- 4,606 sq.ft / 427.91 sq.m
- Attractive Kitchen/Break Out Room
- Full height glazed partitioned meeting rooms
- CAT 5e Cabling
- Electric Car Charging

LOCATION

Minns Business Park occupies a prominent location in Botley, which has emerged over the last decade as a prime business location. Occupiers include Oxford University Innovation, Royds Withy King, Natwest and Knights.

The building is approximately 1.2 miles from Oxford mainline railway station, being on a main bus route as well as benefitting from extensive pay to use parking at Seacourt Park and Ride.

Nearby amenities such as Waitrose, Coop, Tesco Metro, Taylors can be found within a 10 minutes walk along with a range of popular restaurants and public houses.

The immediate vicinity benefits from attractive walks and picnic areas within the North Hinksey Nature Reserve.

DESCRIPTION

Willow Court comprises of an impressive modern office building arranged over three floors with double height atrium entrance.

The ground floor reception has been remodelled and upgraded along with communal facilities.

The available accommodation comprises part of the second floor, benefitting from a modern fit out ready for immediate occupation. The suite provides the following specifications:

- High Quality Kitchenette & Break Out Room
- Modern Partitioned Meeting Rooms
- LED Lighting
- Full Access Raised Floors
- CAT 5e Data Cabling and Server Rack
- Communal WCs and Shower Facilities
- Secure Cyle Parking
- 11 Car Parking Spaces
- Electric Car Charging

ACCOMMODATION

The accommodation benefits from the following net internal floor space:-

	Sq M	Sq Ft
Second Floor	427.91	4,606

TERMS

The premises are available by way a new lease on an effective full repairing and insuring terms.

RENT

Rent on Application.

BUSINESS RATES & SERVICE CHARGE

Rateable Value - £118,000

A building service charge applies. Further information available on request.

VAT

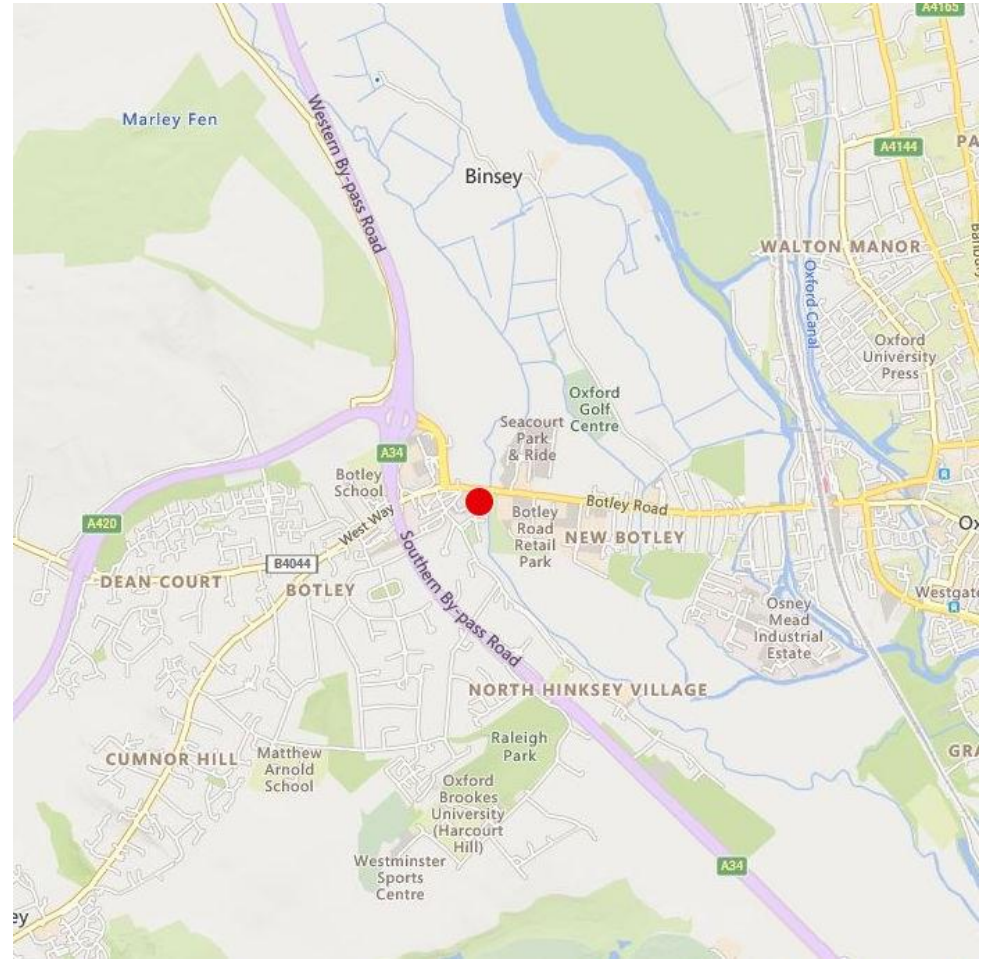
All figures within these terms are exclusive of VAT, where chargeable.

EPC

The premises have been assessed for their energy performance at a rating of B-33

Mar 24





Viewing strictly by appointment:

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.

Classification - Public Domain Data

Carter Jonas