

31 West Way, Oxford, OX2 0JE

## An opportunity to occupy a unique office with excellent transport links and generous parking



- Ample parking
- Close to A34
- Standalone property
- Unique property

Office

# TO LET

2,361 sq ft

(219.34 sq m)

## Summary

Available Size	2,361 sq ft
Rent	£70,000 per annum
Rates Payable	£5.02 per sq ft Business rates relief may be applicable
Rateable Value	£23,750
EPC Rating	D

## Description

The property was originally built as a chapel and has subsequently been extended and converted to offices. The original part has been sympathetically converted, retaining some characterful period features, whilst offering modern office accommodation and meeting rooms.

## Location

The property is located on West Way, a principal arterial route that connects the Oxford Ring Road to the Botley Road and Oxford City Centre. The premises are well situated for access on to the A34 which in turn provides direct links to the M40 and M4.

Oxford City Centre is located approximately 2.5km (1.5 miles) to the east of the property and can be easily accessed via a number of bus services or may be easily walked. Locally, Botley Centre has recently been redeveloped and offers wide ranging amenities, including Aldi, Tesco, Co-op, Barclays, Lloyds, Sports Direct and together with other local retailers.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Front	1,223	113.62	Available
Ground - Rear	577	53.61	Available
1st - Front	561	52.12	Available
<b>Total</b>	<b>2,361</b>	<b>219.35</b>	

## Viewings

Strictly by appointment with the sole agent

## Terms

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## VAT Charges

VAT will be chargeable where applicable.



### Viewing & Further Information



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**CLUTTONS**

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