



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



TO LET

www.conwayscommercial.co.uk

01865 302610

LOCATION

The property is located on the Cowley Road in a busy location lying approximately one mile from Oxford city centre and within 2 miles of the Eastern By-Pass (Oxford Ring Road). The Cowley Road enjoys a range of amenities including shops, restaurants and a public car park. It is served by regular public transport.

DESCRIPTION

The property comprises the first floor office accommodation at Crown House a three storey building prominently situated on the corner of the Cowley Road and East Avenue.

Amenities include: * Suspended ceiling with recessed lighting * Gas fired central heating * A/C unit in server room * Kitchen * Male & female WC's * Flexible space currently fitted with partitioned offices.

ACCOMMODATION

First Floor Offices 2,330 sq.ft. (216 sq.m.)

LEASE TERMS

The property is available on the basis of a new effective full repairing and insuring lease for a term to be agreed. We are instructed to quote a rental of £19.50 per.sq.ft. exclusive. There is a service charge for common running costs and repairs.

USE

We understand that the property has consent for office use which falls within Use Class E.

RATEABLE VALUE

The property is shown in the 2017 Valuation List as follows:
Offices & premises RV £22,500

EPC

The property has a 'D' energy rating.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures exclude VAT where chargeable. +

VIEWING

Strictly by appointment with Conways Commercial.



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Oxford House, Parkway Court, John Smith Drive,
Oxford Business Park, Oxford OX4 2JY

Contact: Martin Conway Tel: 01865 302610

Email: martin@conwayscommercial.co.uk

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SUBJECT TO CONTRACT

DATE: September 2021