



**CONWAYS  
COMMERCIAL**  
PROPERTY CONSULTANTS



TO LET

[www.conwayscommercial.co.uk](http://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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SUBJECT TO CONTRACT

DATE: September 2021