



**SUITE 1 - 4
SUFFOLK HOUSE
BANBURY ROAD
OXFORD
OX2 7HN**

**Self-contained first floor office/leisure
accommodation**

- 1,478 sq ft (137.31 sq.m)
- Summertown location
- Excellent access to Oxford City Centre
- Available on flexible terms

LOCATION

The offices are situated in a prime location on Banbury Road in the thriving suburb of Summertown approximately 1 mile south of the northern bypass and 1.5 miles north of Oxford City Centre. There are regular bus links into Oxford and to Oxford Parkway train station linking to London, Marylebone within an hour.

Summertown is a thriving area to the North of Oxford City Centre offering excellent amenities for office occupiers with nearby occupiers including Tesco, Sainsburys, M & S Simply Food, Taylors, Boots, Costa Coffee and Cook.

DESCRIPTION

Situated in the heart of the much sought-after suburb of Summertown, the available self-contained suite is on the first floor of the property. There are two ground floor secured entrances one granting access from Banbury Road and the other from South Parade.

Facilities include:

- Door entry system
- Toilet and shower facilities
- Kitchenette
- Electric convection heaters
- Air conditioning
- Double glazed windows
- Fluorescent strip lighting
- Cat 5 data cabled
- 24-hour access

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
Suite 1-4	1,478	137.31

TERMS

Suite 1-4 is available on a new effective full repairing and insuring lease based on competitive rental terms.

There will be a service charge to cover maintenance of the building and common parts. Details are available on request.

VAT

All terms quoted are exclusive of VAT where chargeable.

BUSINESS RATES

The current rateable value is £20,250.

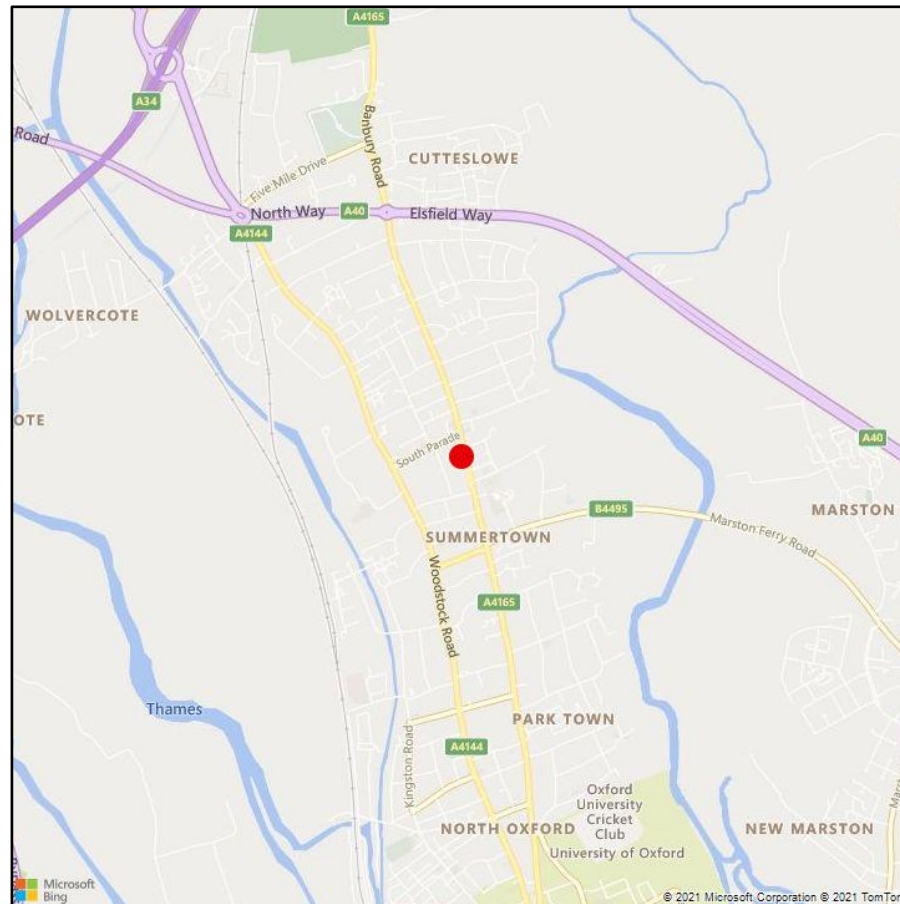
The small business rates multiplier for 2021/2022 is 49.9p.

Interested parties should make their own enquiries with Oxford City Council.

EPC

E - 123





Office Details

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IMPORTANT INFORMATION

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