



INDUSTRIAL / RETAIL WAREHOUSE BOTLEY ROAD, OXFORD OX2 0HF

TO LET - 31,358 SQ FT (2,913 SQ M)
AVAILABLE IMMEDIATELY ON FLEXIBLE TERMS

- Established location on the Botley Road
- Self-contained building
- First floor offices
- Three phase power supply
- Large secure concrete yard
- Four level access doors (4m x 4m)
- Clear internal height of 7m

LOCATION

The property is located on the Botley Road, the principal arterial route serving West Oxford. The area is undergoing significant regeneration into a thriving Science and Technology Hub, marked by a series of high-profile commercial developments.

The building occupies a prime position at the heart of the West End Innovation District and is within walking distance of the city centre, world-renowned University institutions, cultural landmarks and the Oxford Train Station.

This sought-after location offers excellent access to a wide range of local amenities, including shops, cafes, pubs, restaurants, parks and leisure facilities.

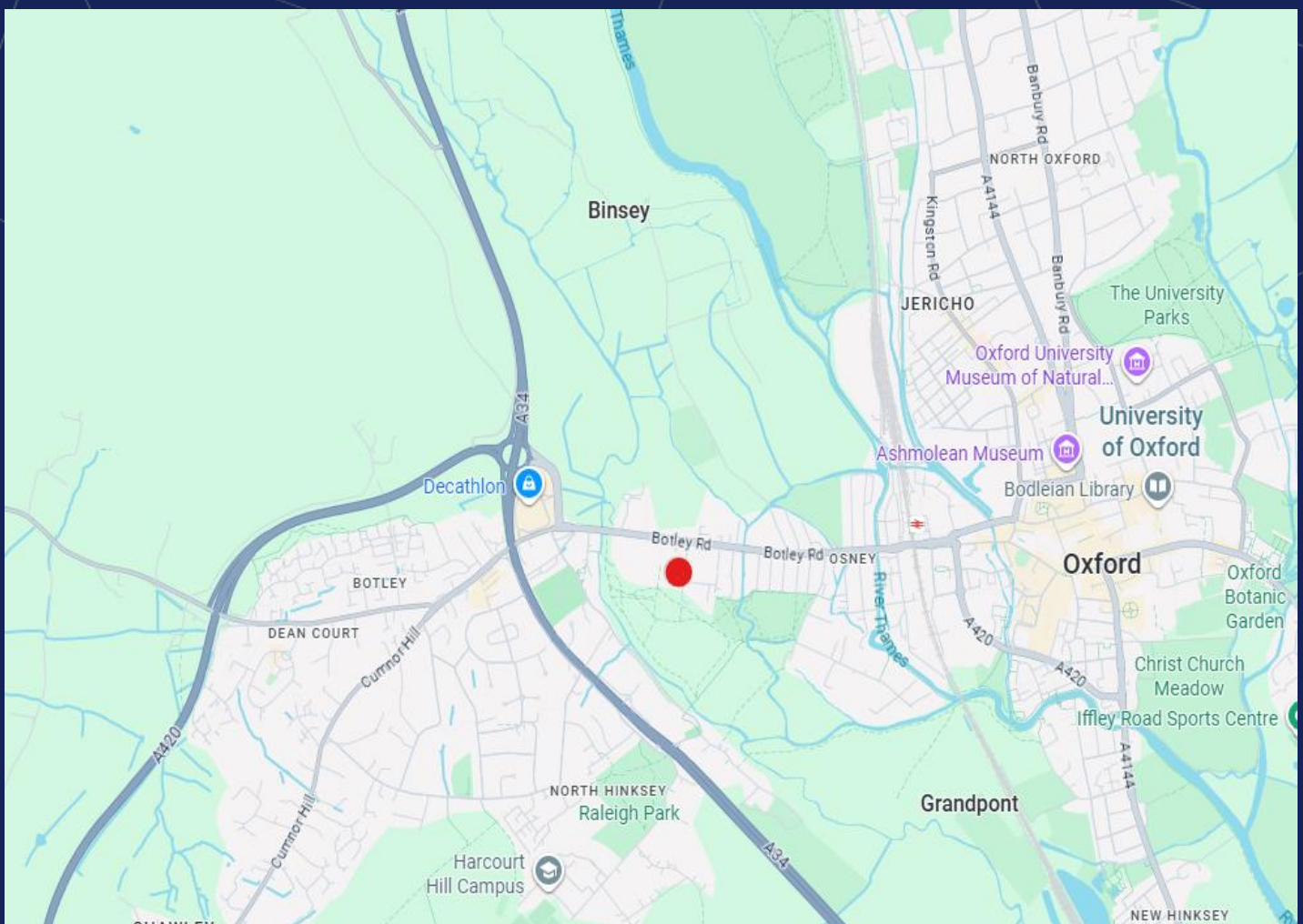
Connectivity Highlights

10 minutes' walk away (5 mins cycle) from the Oxford Train Station and town centre.

East access to the A34/Ring Road is by car via The Botley Interchange which is less than a mile away.

A Park & Ride service is operational in close proximity to the site with dedicated cycle lanes, regular bus routes and an electric scooter zone.

A short walk from Hinksey Meadows and the Oxford Sports Club.



SUMMARY

Description

The property consists of a self-contained, flexible industrial warehouse of steel portal frame construction, under a pitched roof with a combination of brickwork and profile metal cladding.

Internally, the warehouse provides ground floor industrial / Research and Development accommodation with a clear internal height of 7m, a concrete floor, and four level access loading doors. The space also benefits from roof-mounted LED lighting, WC facilities and first floor offices with underfloor trunking and excellent views over Hinksey Meadows.

Externally, the property benefits from a large secure concrete yard to the rear of the building which is accessible to the main high street via Lamarsh Road and has staff parking located at the front of the property.

Specification includes:

- Ground floor warehouse
- First floor office
- Clear internal height of 7m
- Four level access doors (4m x 4m)
- Secure concrete yard
- WC facilities
- On-site parking
- Excellent location and connectivity

The property is available immediately in its current condition, or as a design and build opportunity to suit occupier requirements.

Additional information

Terms

Available immediately on flexible terms by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of the local authority regarding their rate obligations.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

EPC D (77)

Postcode

OX2 0HF

Enquiries

For further information or to arrange a viewing, please contact:

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ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor Warehouse	25,135	2,335
First Floor Offices	6,223	578
Total	31,358	2,913
Secure Yard	1.1 Acres	



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GALLERY



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