



OPEN STORAGE / INDUSTRIAL BOTLEY ROAD, OXFORD OX2 0HF

TO LET – 1 ACRE OF OPEN STORAGE
AVAILABLE IMMEDIATELY ON FLEXIBLE TERMS

- Established location on the Botley Road
- Secure yard
- Hard standing
- Ancillary storage units comprising 13,811 sq ft
- Established commercial location

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.

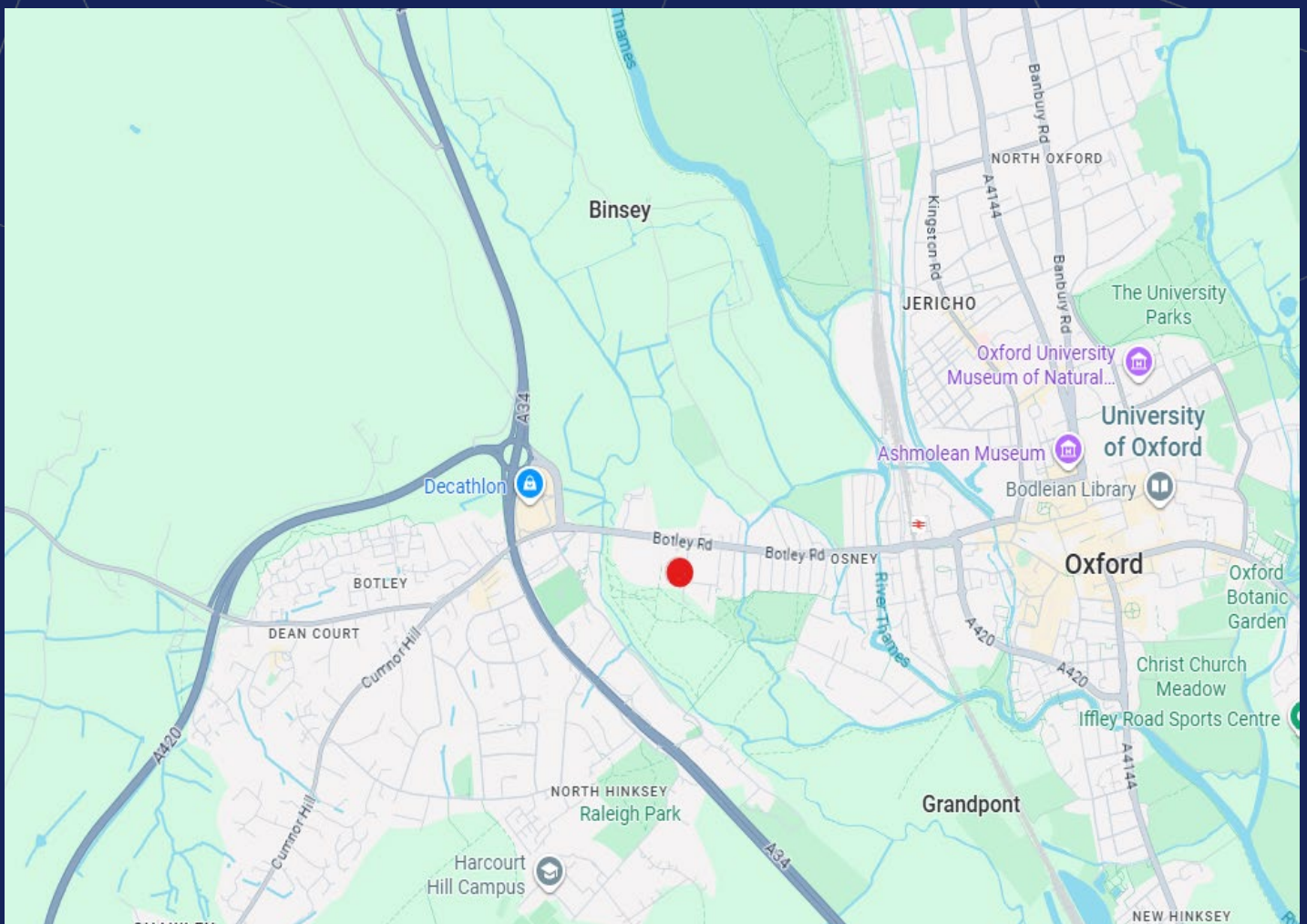
Connectivity Highlights

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

East access to the A34/Ring Road 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 subject property comprises a secure concrete site of approximately 1 acre of open storage accommodation.

The site benefits from three ancillary storage units of steel portal frame construction with metal sheet cladding. Two units contain a roller shutter door.

Specification includes:

- Open storage yard
- Secure fence
- Three ancillary units
- Roller shutter doors
- 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

To be confirmed

Postcode

OX2 0HF

Enquiries

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

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ACCOMMODATION

Yard

Open Storage **c.1 Acres** **42,991 sq ft**

Ancillary Buildings	Sq ft	Sq m
Building 1	658	61
Building 2	5,839	542
Building 3	7,314	679
Total	13,811	1,283



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