



**SUITE A, 2ND FLOOR
MAYFIELD HOUSE
256 BANBURY ROAD
OXFORD
OX2 7DE**

**Modern air conditioned office suite
surrounded by a wealth of local amenities**

- 4,673 sq.ft / 434.13 sq.m
- Centrally Located office suite
- Air conditioning
- Great transport links
- Lift Access

LOCATION

Mayfield House, Banbury Road is situated in the affluent area of Summertown to the north of Oxford city centre and in a prime position on the Banbury Road, one of the main thoroughfares into the city. There is a wealth of local amenities including M&S Simply Food, Daunts Books, Gail's coffee shop, Tescos and a number of smaller, independent retailers.

Summertown is approximately 1 mile south of the Oxford Ring Road and 1.5 miles north of Oxford City Centre. There are regular bus links into Oxford and to the new Oxford Parkway train station linking to London Marylebone within an hour.

DESCRIPTION

Mayfield House is multi tenanted mixed use building with retail situated on the ground and office accomodation from the 1st floor to the 3rd floor. The buildign benefits from on site cycle store and access controled car parking at the rear.

The office accommodation entrance is located on Summerfield Road. Suite A is accessed through a shared reception via a 8 passenger lift. WCs and shower facilities are located on each floor and are specific for the tenants of their respective floor. The suite will be refurbished upon agreed terms.

Specification include-

- | | |
|----------------------|---------------------------|
| • Perimeter trunking | • Video Door Entry System |
| • Suspended ceiling | • Lift Access |
| • LED lighting | • Car parking |
| • Air Conditioning | • Shower Facility |

ACCOMMODATION

The accommodation has the following approximate net internal floor areas;

	Sq Ft	Sq M
Suite A, 2 nd Floor	4,673	434.13

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

A building service charge applies. Full details available upon request.

RENT

Rent on application.

BUSINESS RATES

Rateable value: 2nd Floor - £83,000

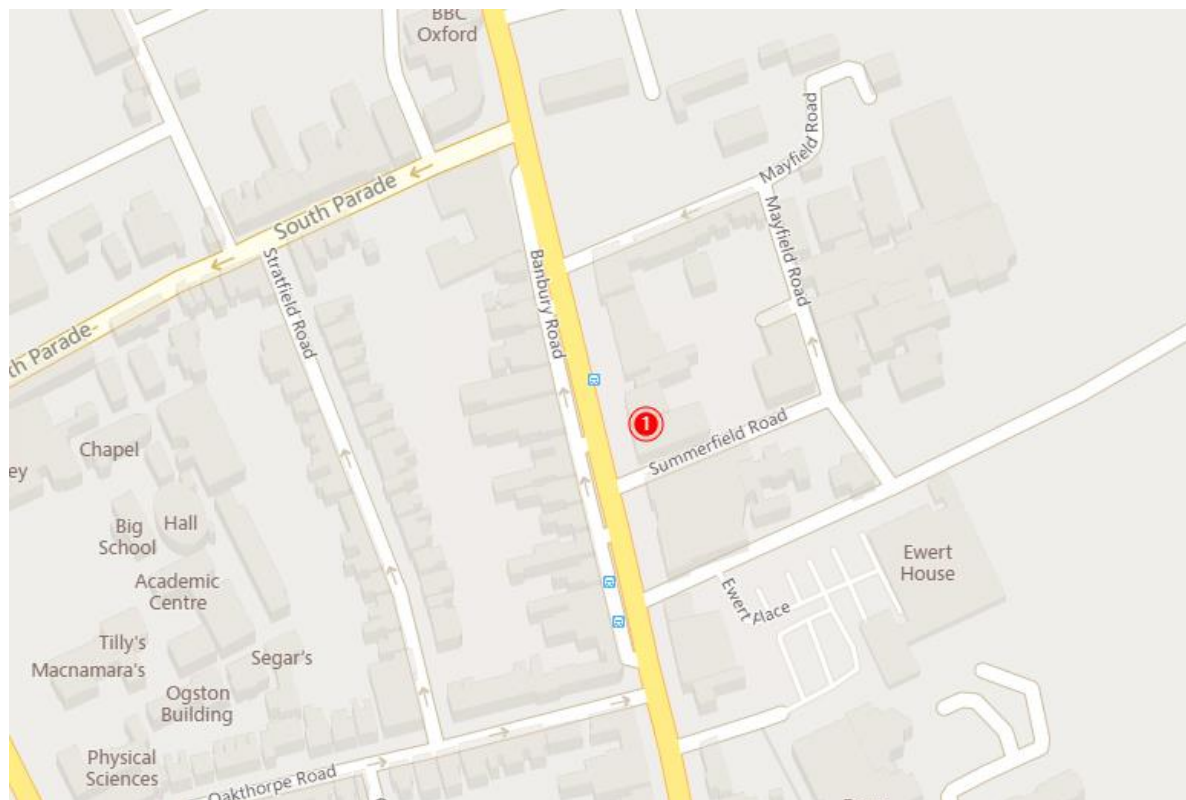
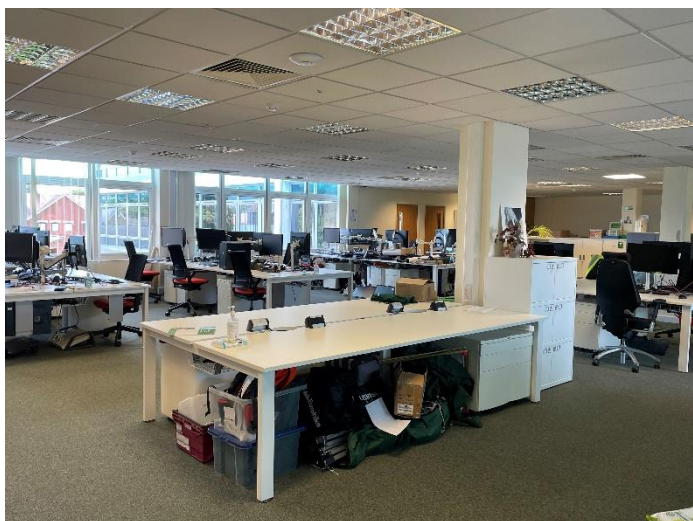
Prospective tenants should confirm these figures by contacting the rating department at Oxford City Council.

EPC

The premises have been assessed for their energy performance at a rating of D.

August 2022





Viewing strictly by appointment through the agents

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Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE

IMPORTANT INFORMATION

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