



Bullington House

174B Cowley Road, Oxford, OX4 1UE

Modern Offices in popular location within Oxford

609 to 1,333 sq ft
(56.58 to 123.84 sq m)

- Modern office accommodation
- Private balcony areas
- Kitchen and W/C
- Located close to local amenities

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Summary

Available Size	609 to 1,333 sq ft
Rent	£30 per sq ft
Rates Payable	£9.55 per sq ft Rateable Value: Office 4, £14,250, Office 6, £12,500
Rateable Value	£26,750
Service Charge	£2,400 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Location

The property is situated on the vibrant and well-established Cowley Road in East Oxford, a major arterial route of the city, linking the inner city with Cowley. The Property is only 1 mile from the City Centre and easily accessible via public transport, bike or walking.

Located in a dynamic mixed-use area with strong footfall and good visibility, Cowley Road benefits from a variety of amenities and accessible transport links.

174 Cowley Road places occupiers within easy reach of the city centre while also offering good connectivity for staff or visitors travelling from further afield.

Description

The building at 174 Cowley Road is well-suited to office use, positioned in a lively parade of properties.

Internally, the space offers flexible layouts with some open plan and meeting rooms in modern spacious accommodation.

Ideal for professional services, creative agencies, start-ups or satellite offices of larger organisations seeking connectivity within the Oxford market.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office 4	609	56.58	Coming Soon
2nd - Office 6	724	67.26	Available
Total	1,333	123.84	

Terms

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954



Viewing & Further Information



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