

**TO LET**

**Carter Jonas**



**GODSTOW COURT  
MINNS BUSINESS PARK  
OXFORD  
OX2 0JB**

**Well-presented second floor office with  
excellent natural light and existing meetings  
rooms**

- 1,497 sq.ft / 139 sq.m - 5,224 sq ft / 485 sq m.
- Modern self-contained suite.
- Ample Parking
- Competitive rental terms
- VAT not applicable

## LOCATION

Minns Business Park occupies a prominent location in Botley, which has emerged over the last decade as a prime business location. Occupiers include Oxford University Innovation, Royds Withy King, Natwest and Knights.

The building is approximately 1.2 miles from Oxford mainline railway station, being on a main bus route as well as benefitting from extensive pay to use parking at Seacourt Park and Ride.

Nearby amenities such as Waitrose, Coop, Tesco Metro and Taylors can be found within a 10 minutes walk along with a range of popular restaurants and public houses. The immediate vicinity benefits from attractive walks and picnic areas within the North Hinksey Nature Reserve.

## DESCRIPTION

Godstow Court comprises of an impressive modern office building arranged over three floors.

The available accommodation comprises the entire second floor, which is accessed via it's own entrance to the rear of the property.

The suite is well presented and benefit from a modern fit out, including a range of individual meeting rooms. Out clients will consider altering the current layout to suit occupier requirements.

The suite provides the following specifications:

- Kitchenette/ Break Out Room
- Modern Partitioned Meeting Rooms
- LED Lighting
- Full Access Raised Floors
- Recently upgraded WC and Shower Facilities
- Secure Cycle Parking
- External break out area
- 22 Car Parking Spaces

## ACCOMMODATION

The second-floor totals 5,224 sq ft / 485 sq m, however, can be split from approximately 1,497 sq ft / 139 sq.m upwards.

## TERMS

The premises are available by way a new lease on an effective full repairing and insuring terms.

## RENT

The suite is available as a whole to lease at a low rental of £37.50 psf, assuming the existing configuration and condition. Terms for a split of the suite by negotiation.

## BUSINESS RATES & SERVICE CHARGE

Rateable Value - £126,000

A building service charge applies. Further information available on request.

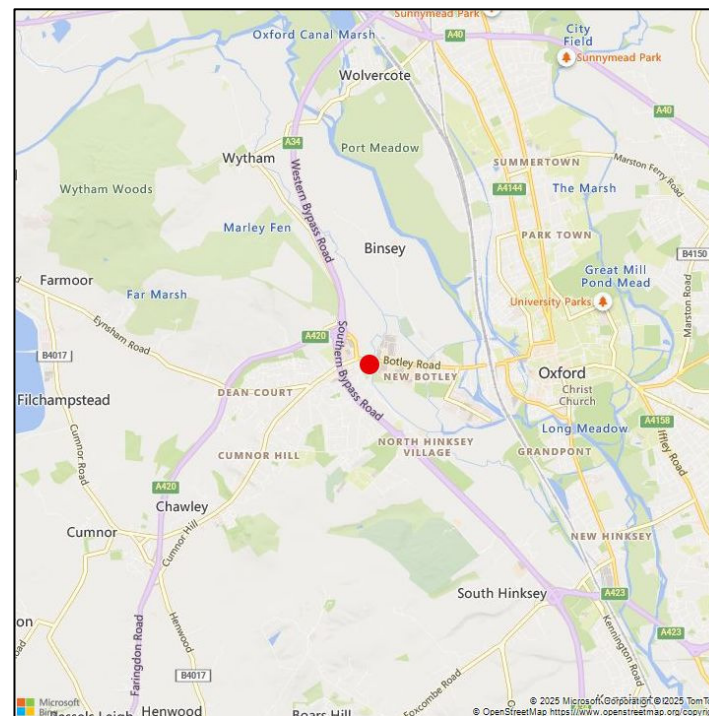
## VAT

We are advised that VAT is not applicable to the rental.

## EPC

The premises are to be re-assessed.

Sep 25





**Viewing strictly by appointment:**

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