

# TO LET

# Carter Jonas



**UNIT 5 ISIS BUSINESS CENTRE  
HORSPATH TRADING ESTATE  
OXFORD  
OX4 2RD**

**Two storey self contained office  
accommodation in established  
business location**

- 3,177 sq.ft (295 sq.m)
- LED Lighting
- Lift Access
- 13 Parking spaces
- Electric car charging point

## LOCATION

Unit 5 Isis Business Centre, is prominently situated at the front of the Isis Business Estate and commands one of the best locations visible to all those who enter. The Horspath trading estate is Oxford's primary trade location and home to many of the established operators such as HSS Hire, Screwfix, Toolstation and Chris Lewis Fire & Security amongst others.

The City of Oxford, as a major commercial centre, commands a strategic position close to the M40, A40 and A34 national road networks. Ideally placed, Horspath Industrial Estate is situated to the south of the city centre just off the Oxford Ring Road in the thriving commercial area of Cowley.

The Estate is within easy reach of Oxford City Centre, accessed via the Cowley Road and the A34 dual carriageway within 1 mile of the estate. M40 is otherwise accessed at Junction 8.

## DESCRIPTION

The unit comprises of a two-storey terraced office of brickwork construction under a pitched tile roof. Internally the building is arranged over the two floors and benefitting from the following;

- Carpeting throughout
- Air conditioning
- Intercom entry
- 13 car parking spaces
- Electric car charging point
- DDA Lift
- LED lighting

## ACCOMMODATION

The property has the following approximate net internal floor area;

	Sq.ft	Sq m
Ground Floor	1,573	146.13
First Floor	1,604	149.01
<b>Total</b>	<b>3,177</b>	<b>295.15</b>

## TERMS

Available by way of new full repairing and insuring lease for a term of years to be agreed.

Rent on application.

## SERVICE CHARGE

Details are to be provided.

## BUSINESS RATES

Rateable Value - £43,500

Description: Office and Premises

Interested parties should confirm this figure by contacting Oxford District Council

## VAT

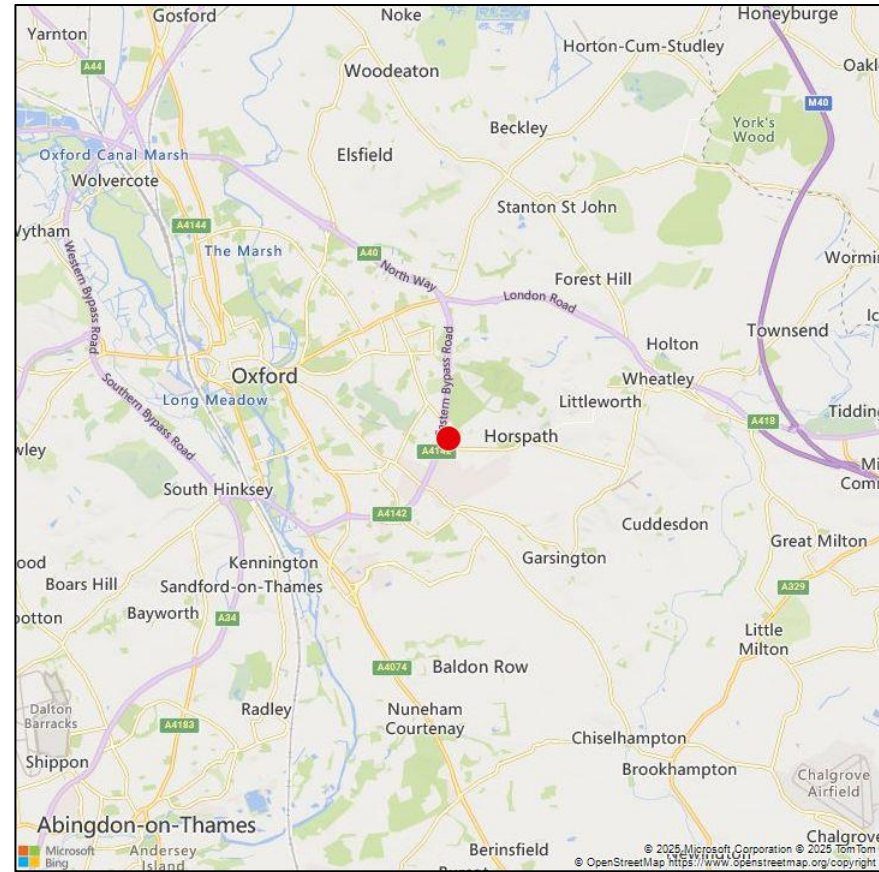
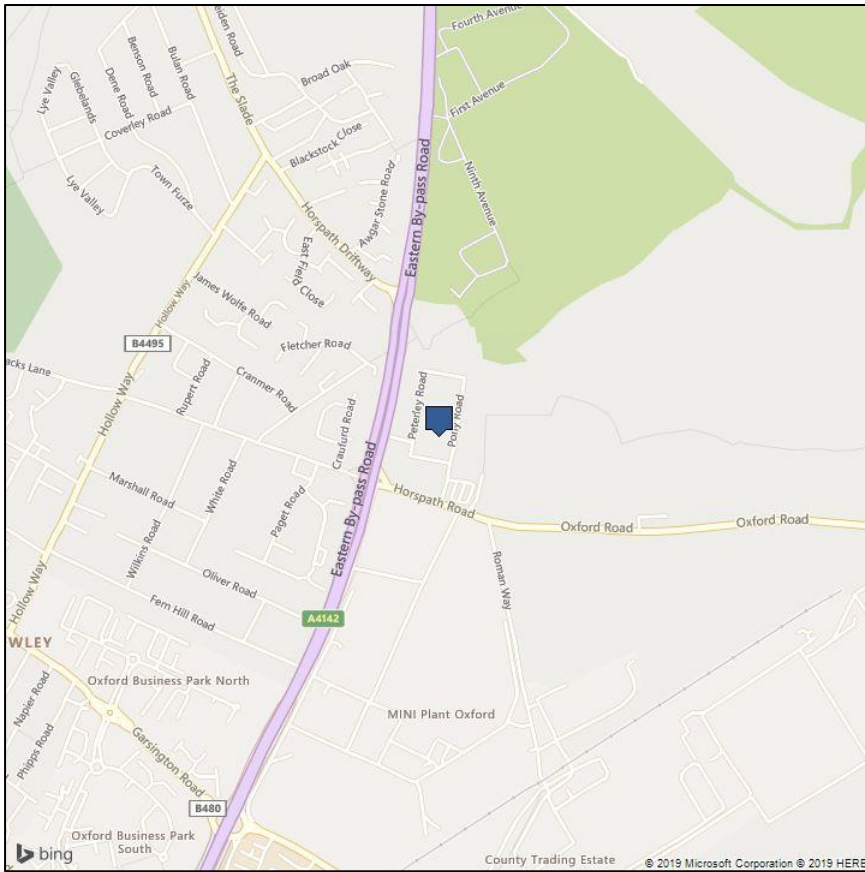
All prices quoted are exclusive of VAT where applicable.

## EPC

EPC to be confirmed. (previous one out of date)

May 25





**Viewing strictly by appointment through the sole agent**

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**IMPORTANT INFORMATION**

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**Carter Jonas**