



GROUND AND FIRST FLOOR OFFICES WITH PRIVATE CAR PARKING;

**1,681 sq.ft (156.19 sq.m)**

**THE OLD POLICE HOUSE, NORTH HINKSEY LANE, BOTLEY, OXFORD, OX2 0JR**

**TO LET**

# THE OLD POLICE HOUSE, BOTLEY, OXFORD, OX2 0JR

## LOCATION

The Old Police House is located in the heart of Botley.

It is situated directly opposite the entrance to Wallbrook Court accessed from North Hinksey Lane just off Botley Road.

Located close to the junction of the A34 and Oxford Ring Road giving access to the M4 and M40. Other nearby schemes include Seacourt Tower, Wallbrook Court, Wytham Court and The Pimms Estate

The area benefits from a number of major office occupiers including Grant Thornton, Savills, Cluttons, Handelsbanken.

Botley is located about 1.5 miles west of Oxford City Centre and is currently benefitting from major new build and investment.

## DESCRIPTION

The premises offer a rare opportunity to acquire stand alone offices in Botley which also benefit from their own private car parking and exclusive entrance.

They are of brick construction beneath a dual pitched roof. Heating is supplied by gas fired central heating. Laid in a mainly in a cellular format they total the following;

## ACCOMMODATION

The property includes the following approximate net internal floor areas:-

Ground floor	958 sq.ft. ( 89 sq.m) including entrance lobby
First floor	723 sq.ft (67.19 sq.m)
Total	<b>1,681 sq.ft (156.19 sq.m)</b>

Ladies' and Gents' WCs are located off the entrance lobby with a further wc off reception

## PLANNING

Interested parties are advised to make their own enquiries of The Vale of White Horse District Council. We are advised that the property currently falls within Class E of the use class order.

## RATEABLE VALUE

The premises have a listing under the 2023 rating list of £23,350  
This is NOT the rate you pay.

## TENURE

The offices is available to let on new effective full repairing lease for a term of eight years with a rent review on the fourth anniversary or otherwise by negotiation. There will be a recharge for common repairs, parts and insurance.

## RENT

We are instructed to quote an initial rental of £ 57,500 per annum exclusive of rates and all other outgoings.

## EPC

An EPC will be provided.

## VAT

All figures quoted exclude VAT where applicable. We are advised VAT is not applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

**Strictly by appointment through Bruce Raybould**

**01865 316311**

**07940 011438**

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