



## OISE House, 38 Binsey Lane

Oxford, OX2 0EY

**Open Plan Office  
Accommodation Suitable for  
Educational Use With  
Parking In Central Oxford  
Close to Oxford Train Station**

**1,817 to 4,453 sq ft**  
(168.80 to 413.70 sq m)

- Open plan accommodation
- Suitable for educational use  
(Planning Permission:  
24/01392/FUL)
- Covered car parking
- Centrally located close to  
Oxford Train Station
- Available as individual suites or  
combined

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 1,817 to 4,453 sq ft               |
| <b>Rent</b>           | £28.50 per sq ft                   |
| <b>Business Rates</b> | Rateable Value: £79,500            |
| <b>VAT</b>            | Not applicable                     |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | C (61)                             |

## Location

Renowned for its university connections, the historic City of Oxford is a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network.

Within Oxford itself, the property occupies a convenient location just off Botley Road, one of the principal arterial routes running between the Western Ring Road and the city centre. The property is situated a short walk from Oxford Train Station.

## Description

The property comprises a two storey office building of masonry construction under a pitched tiled roof. Internally, the ground floor is arranged to provide open plan office accommodation, kitchen area, entrance lobby and refurbished WC facilities. The first floor provides further open plan accommodation, board room, individual meeting rooms and an server room.

There is covered parking for up to 12 car spaces.

The property benefits from planning permission for educational use (Use Class F1) under planning permission 24/01392/FUL.

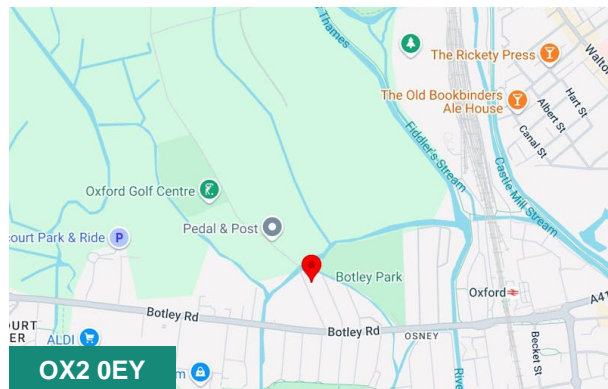
## Accommodation

The accommodation comprises the following approximate Net Internal Areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,817        | 168.80        | Available    |
| 1st          | 2,636        | 244.89        | Available    |
| <b>Total</b> | <b>4,453</b> | <b>413.69</b> |              |

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



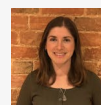
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