

# KIDLINGTON

Part 2nd Floor, InnovOx,  
Oxford Technology Park,  
OX5 1GN



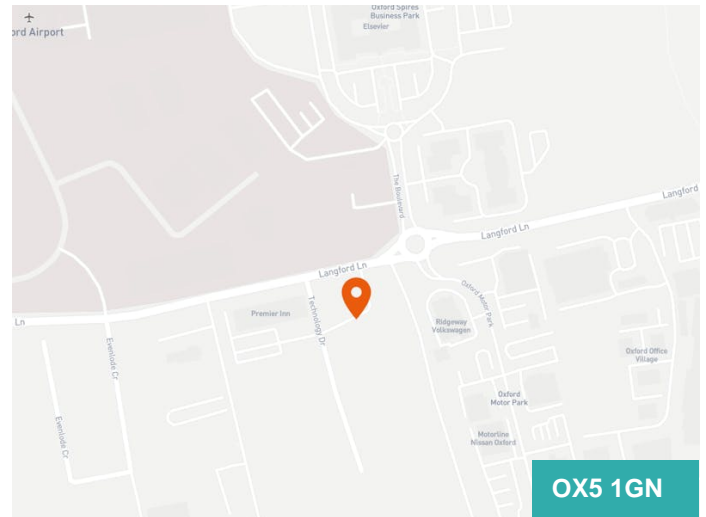
## OFFICE TO LET

**7,068 SQ FT**

- Located Opposite London Oxford Airport
- Fitted Modern Office Suite
- BREAM "Excellent"
- Excellent transport links
- Fully Raised Access Flooring
- Air Conditioning
- Suspended Ceilings with intergrated LED lighting
- 25 Parking spaces with EV charging available
- Expensive Fit Out with Furniture

**Strategically Located, Grade A, Fitted, Modern Offices**

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## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 7,068 sq ft                        |
| <b>Passing Rent</b>   | £197,900 per annum                 |
| <b>Rates Payable</b>  | £12.56 per sq ft                   |
| <b>Rateable Value</b> | £160,000                           |
| <b>Service Charge</b> | TBC                                |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | A (22)                             |

## Description

Innovox was completed in 2022 and whilst the space is currently fitted-out as a ready to occupy office, it also benefits from a high quality, lab ready, specification including:

- 4.2m slab to slab height
- Air Conditioning
- Raised access floors, with floor boxes
- Metal tile suspended ceilings with LED lighting
- Lab Enabled
- Over-sized 17 person passenger lift suitable for lab equipment
- 3 phase electricity supply
- Generous service provision via ducts and risers

Beyond this, the suite is currently laid out as a mixture of open-plan and partitioned accommodation providing excellent flexibility of use throughout, all enhanced by an abundance of natural light through

Office furniture within the space is available as part of a transaction with a full inventory to be confirmed.

The fitout was completed during 2022 but has had very limited use and as such remains in excellent condition.

## Location

InnoVox sits prominently at the entrance to Oxford Technology Park in Kidlington and offers exceptional connectivity to Oxford and the wider regional transport network being situated directly adjacent to London Oxford Airport. It is conveniently located to the north of Oxford, a short drive from Oxford Parkway Station, which in turn provides frequent rail links to London and other major destinations. Additionally, the Park is within striking distance of Oxford City Centre, making it an ideal hub for businesses seeking accessibility and visibility.

## Accommodation

The accommodation comprises the following:

| Name | sq ft | sq m   |
|------|-------|--------|
| 2nd  | 7,068 | 656.64 |

## Viewings

Strictly by appointment only with the joint sole letting agents.

## Terms

The suite is available by way of assignment, sub-lease or a new lease, subject to Landlord's approval.



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