

**17,674 sq ft recently let to  
Pearson Education**

# **John Smith Court**

Oxford Business Park, Oxford, OX4 2LL  
[www.johnsmithcourt.co.uk](http://www.johnsmithcourt.co.uk)

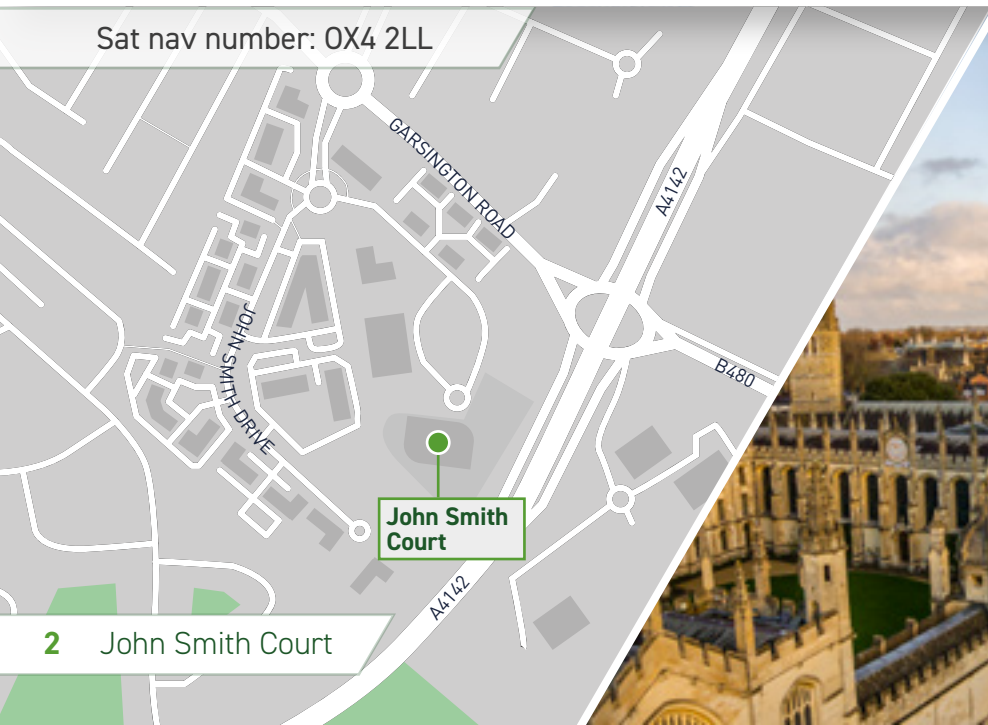
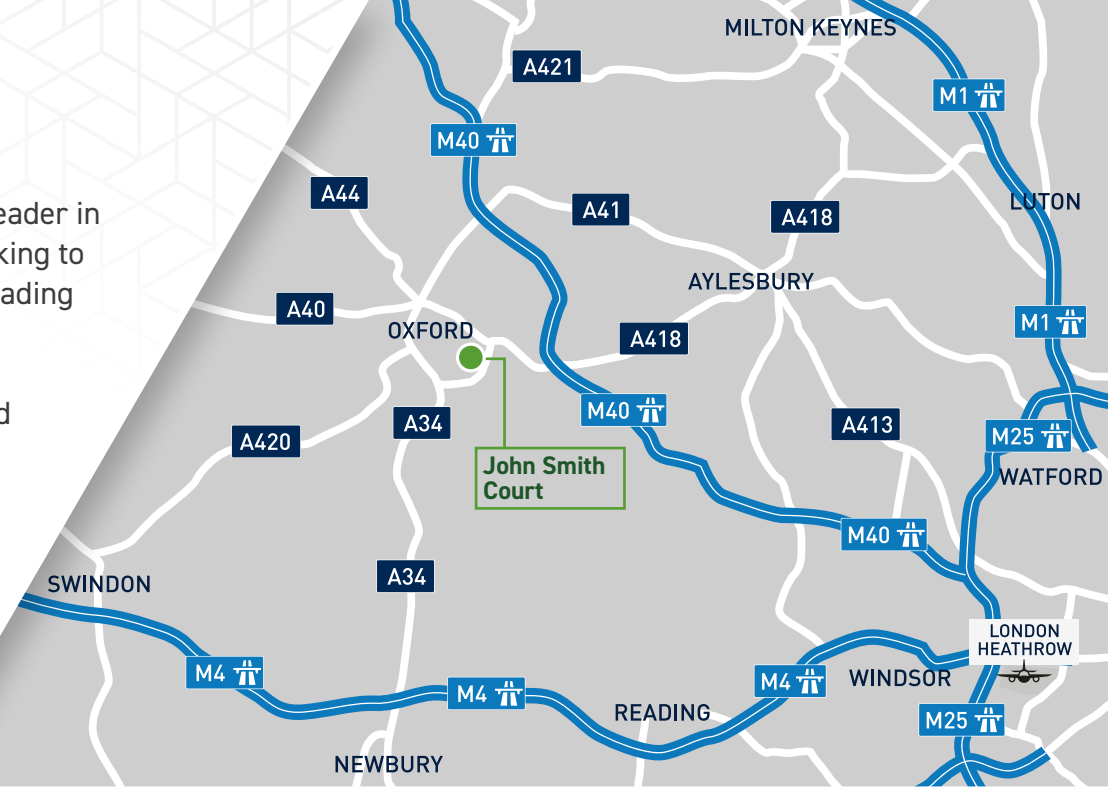
**Grade A Fitted offices**  
6,748 - 60,132 sq ft

## Location

Oxford is a world renowned commercial and academic destination, and a UK leader in Research and Development - making it a desirable location for businesses looking to attract a highly skilled workforce. Employment in the City is well varied and leading sectors include manufacturing, IT and bioscience.

The city is well connected, with the A40 and A34 providing access to the M40 and M4 respectively. It is located approximately 50 miles from London, 68 miles from Birmingham and 27 miles from Reading. By rail, you can reach London in 56 minutes, and Reading in 23 minutes.

The Park itself is just 2 miles south east of the city centre and is easily accessible by means of the Oxford ring road. Developed by Goodman, as a mixed use business park, it sits on a total of 88 acres. It offers a number of amenities including a David Lloyd Health and Fitness Centre, Premier Inn, restaurant and crèche.



### Description

The property's availability is unique in the market place given the modern specification it offers, the large floor plates and highly prominent position on the Park, which is visible from the Oxford ring road. The building itself was completed in 2013 and extends to 81,470 sq ft.

The offices offer Grade A accommodation with a full height atrium reception.

Part second floor of 17,674 sq ft let to Pearson Education October 2020.



## Rent

Quoting £30 per sq ft.

## Business rates & service charges

Rates Payable (Estimated): £7.33 per sq ft

Service charge: TBC

Interested parties are advised to make their own enquiries with the Local Authority.

## Specification

- Comfort cooling and heating via 4-pipe fan coil system with variable speed air cooled water-chiller
- Combination of biomass and gas boilers
- Solar thermal water heating
- Photovoltaic electrical generation
- Raised flooring
- Suspended ceilings and LED lighting throughout with daylight dimming
- BREEAM – Excellent
- EPC – A
- Cycle storage
- Fitted out accommodation
- Parking ratio of 1:323 sq ft

There is currently a café and gym onsite which could be made available for an incoming tenant, on terms to be agreed.



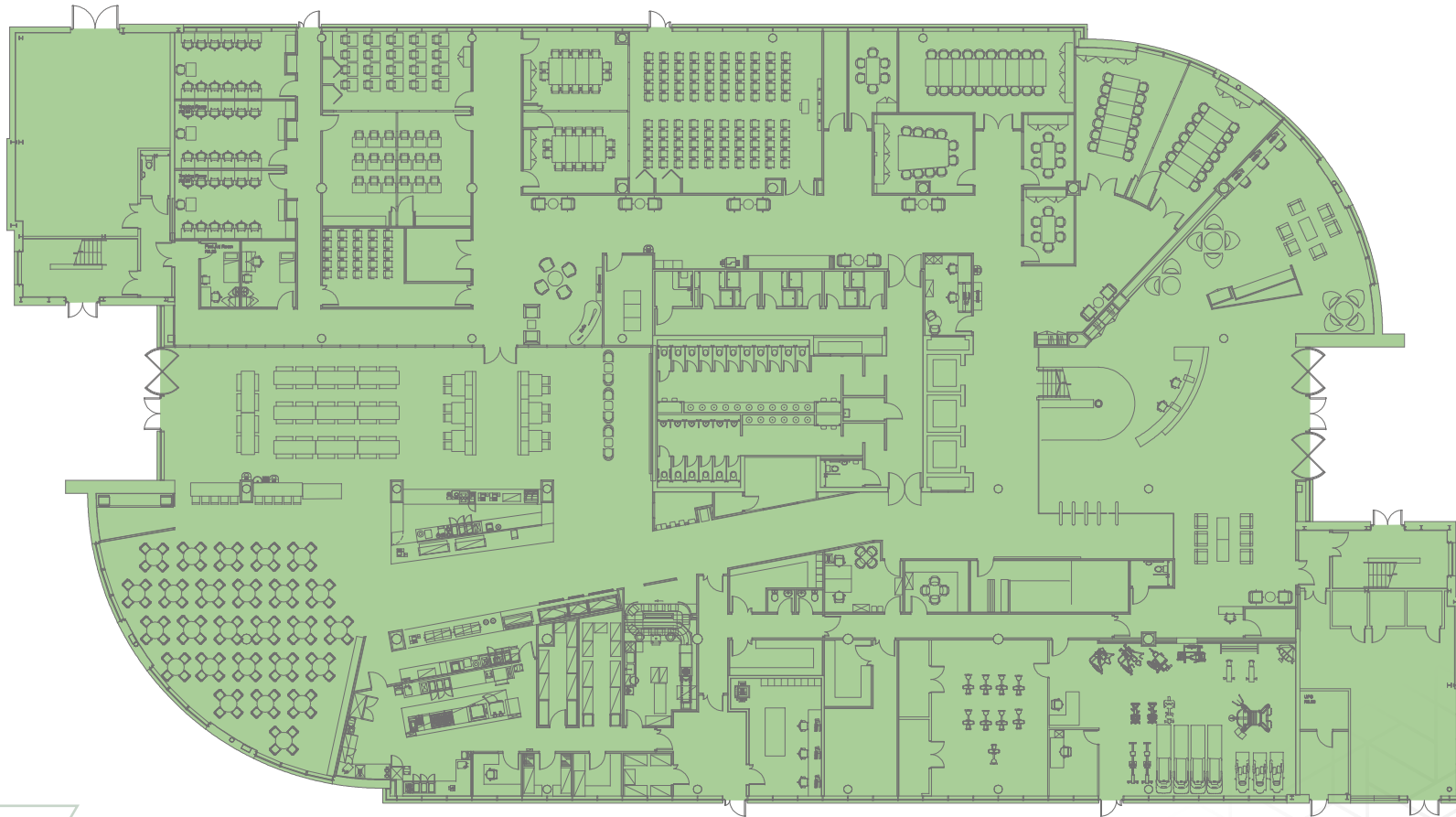
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## Ground Floor

2,464.62 sq m / 26,529 sq ft



Floor plans are not to scale and indicative only.



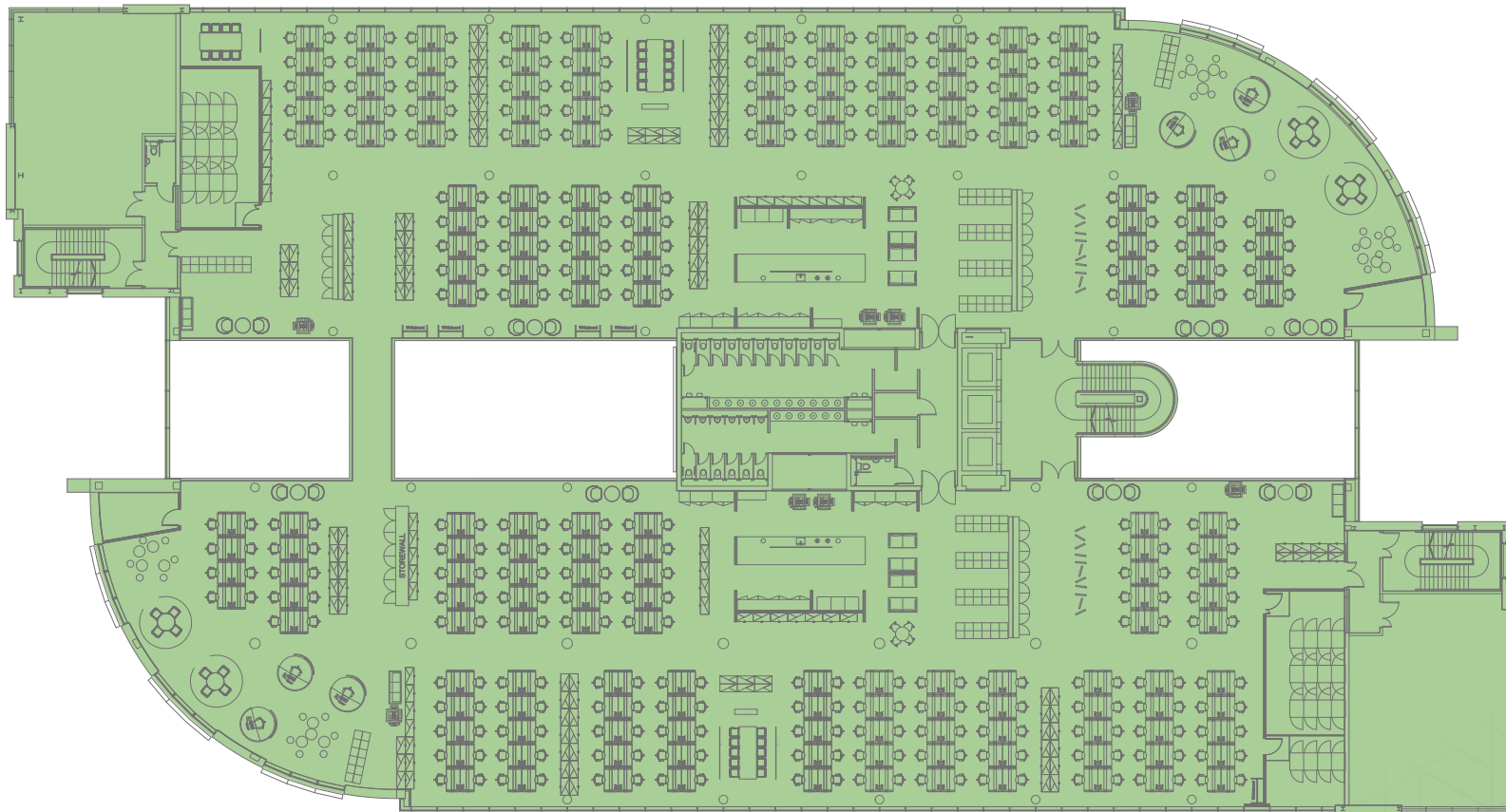
1<sup>ST</sup>

First Floor

2,494.91 sq m / 26,855 sq ft



Floor plans are not to scale and indicative only.



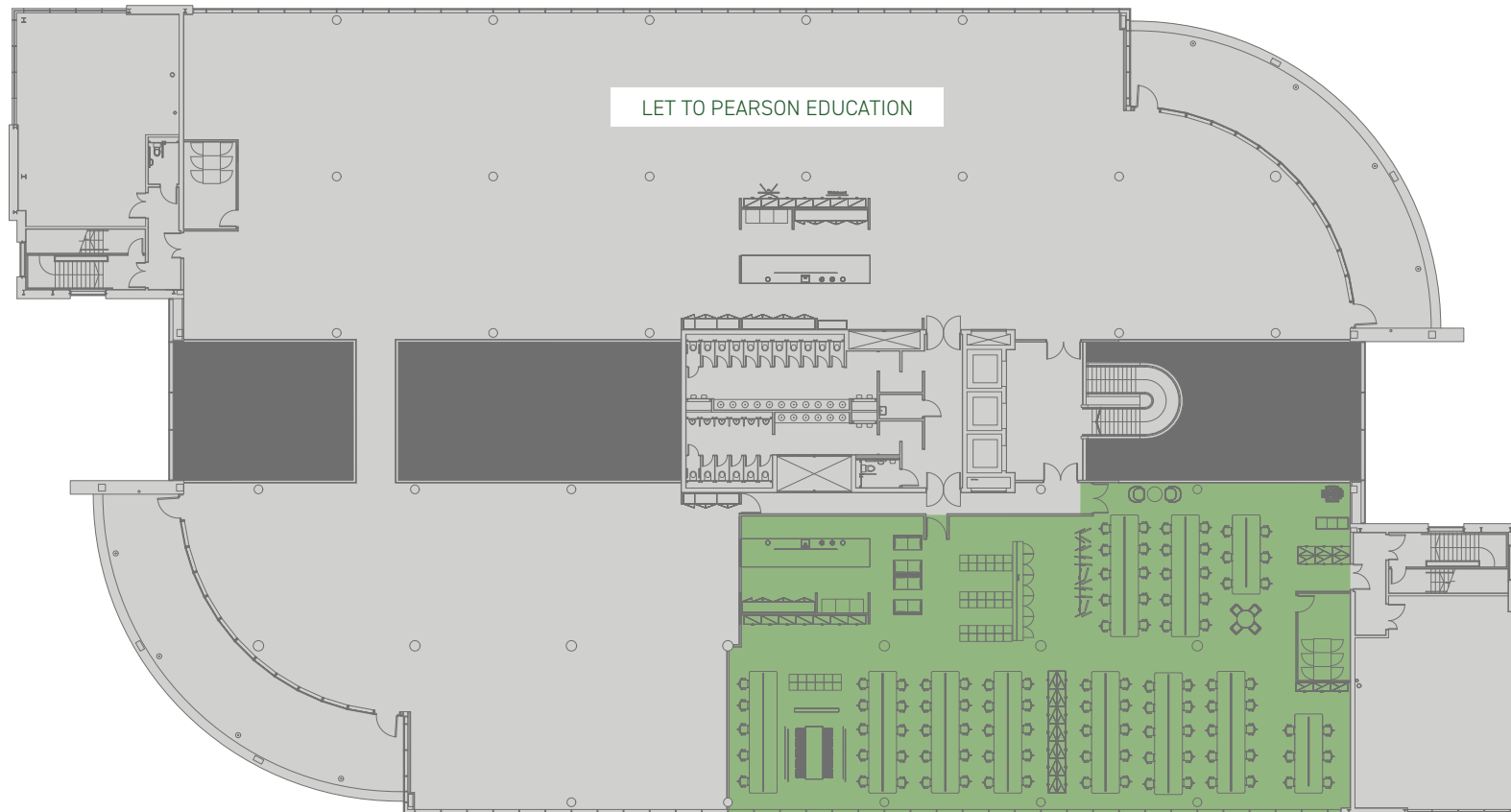
# 2<sup>ND</sup>

## Second Floor

626.9 sq m / 6,748 sq ft



Floor plans are not to scale and indicative only.



## Tenure

The property is available by way of a sub-lease expiring October 2027.

## Availability

Floor	sq m	sq ft
Second	627	6,748
Second	17,674 sq ft let to Pearson Education	
First	2,495	26,855
Ground	2,464	26,529
<b>Total</b>	<b>5,587</b>	<b>60,132</b>



For further information, please contact:

**Ed Smith**

**Tel: +44(0) 2045 023**

**Email: edward.smith@realestate.bnpparibas**

**[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)**

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