

OASIS BUSINESS PARK

Eynsham, Oxford **OX29 4TP**

TO LET

Chilbrook
CHILBROOK

3,500 - 18,837 SQ FT
(325 - 1,750 SQ M)

Flexible office/Lab Accommodation

**Lambert
Smith
Hampton**

Oasis Business Park, Oxford OX29 4TP

Description

The Chilbrook building comprises of a large detached two storey office building of steel frame construction with fully glazed external elevations. The available offices largely comprise of open plan office suites across ground and first floors, with the flexibility of converting to labs. The unit also benefits from shared male and female w/c's along with shower facilities, and a large lobby area at the entrance of the building. Opportunity for fitted lab solutions for incoming occupiers.

ACCOMMODATION	Sq Ft	Sq M
Chilbrook - Suite 2	3,466	322
Chilbrook - Suite 3	3,584	333
Chilbrook - Suite 5	7,858	730
Chilbrook - Suite 7	3,929	365
TOTAL (NIA)	18,837	1,750

Specification

- Suspended Ceilings / Raised Access Floors
- Air Conditioning
- Shower Facilities
- Flexible Office and Lab Opportunities
- Ample Parking

Location

Oasis Business Park is on the southern edge of Eynsham, 5 miles west of Oxford and just south of the A40. The nearby S1 bus stop offers access to Oxford City Centre, a 15-minute drive away. Close to Blenheim Palace, the Cotswolds, and the Thames, the Park is ideal for R&D occupiers, offering a prime location in Oxfordshire with excellent infrastructure and connectivity.

EPC

The property has an energy performance rating of C (74).

Rent

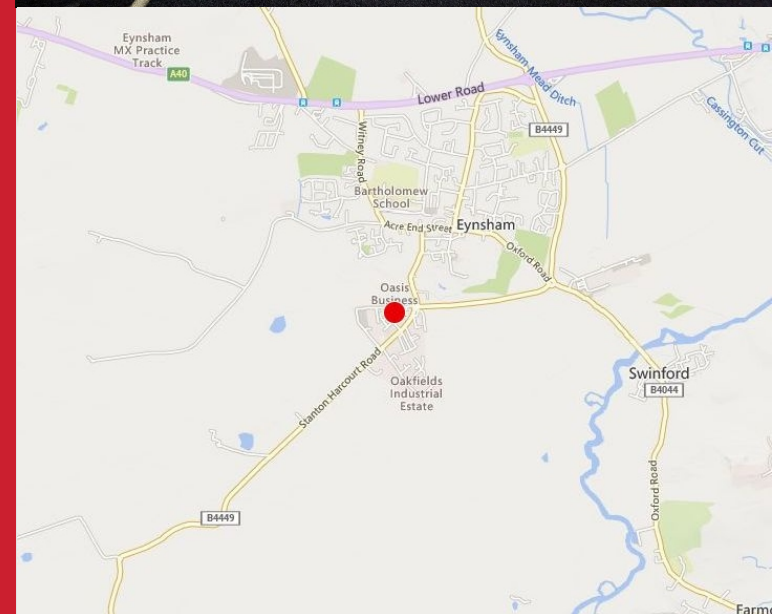
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

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



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Viewings

By prior appointment only.

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