



4 Acer Walk

North Parade Avenue, Oxford, OX2 6EX

Self Contained Detached Office With Rear Private Garden Located Off A Vibrant Oxford Retail Street

480 sq ft
(44.59 sq m)

- Self Contained
- Private Rear Courtyard
- City Location
- Carpet Tile Flooring
- Suspended Ceilings

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Summary

Available Size	480 sq ft
Rent	£16,000 per annum exclusive
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Stand-alone building < 50m2

Location

Renowned for its university connections, the historic City of Oxford has become 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, offering swift access to the M40 (Junction 8), the M4 (Junction 13) and the South Coast ports.

The property is located within a quiet courtyard accessed off North Parade Avenue, a vibrant street accommodating a range of retail, restaurant and residential uses. It is situated just to the north of Oxford City Centre and to the south of Summertown. Nearby occupiers include Gee's Restaurant & Bar, Popham Hairdressing, Barefoot Bakery and the Rose and Crown Public House.

Description

The property comprises a single storey, self-contained detached office building with private rear garden. Internally the premises is arranged to provide three offices, store and kitchen with WC. The office accommodation benefits from suspended ceilings, carpet tile flooring, electric storage heaters and recessed downlights.

To the rear of the property is a private external courtyard.

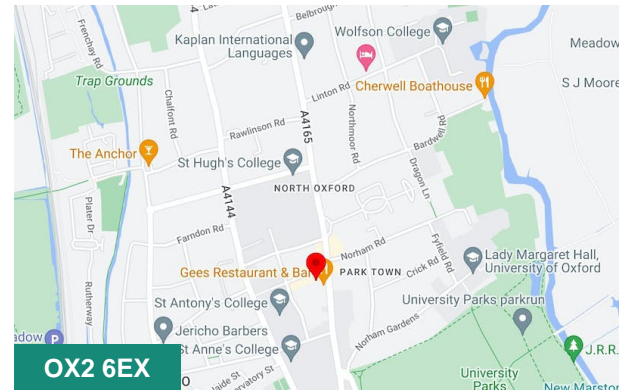
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Ground	480	44.59
Total	480	44.59

Terms

Occupation will be granted on the basis of a new effective 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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