



Rochester House

Grange Farm, Oxford, OX2 9NH

**Modern Offices
With Feature Glazing
And Countryside Views
Close to Oxford
Available Individually Or
Combined**

1,475 to 2,965 sq ft
(137.03 to 275.46 sq m)

- Air conditioning
- Open plan accommodation
- Full height feature glazing
- Modern specifications
- Perimeter trunking
- Prominent location close to Oxford
- Picturesque countryside views

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Summary

Available Size	1,475 to 2,965 sq ft
Rent	£32,500 - £65,000 per annum
Business Rates	Please enquire
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as C-D

Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Unit - 1	1,475	137.03
Unit - 2	1,490	138.43
Total	2,965	275.46

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 itself is located on Grange Farm, a small business estate just off the A420, one of the main arterial routes into Oxford. Grange Farm benefits from picturesque countryside views and is prominently located close to the Oxford Ring Road.

Description

Modern offices with full height feature glazing on the southern elevation. The building has been beautifully designed to compliment the countryside setting and is arranged internally so as to provide open plan office accommodation and kitchenette on the ground floor of each unit with further open plan accommodation at mezzanine level. There are shared female, male and accessible WC facilities within the ground floor lobby and an additional private WC for each unit accessed from the mezzanine.

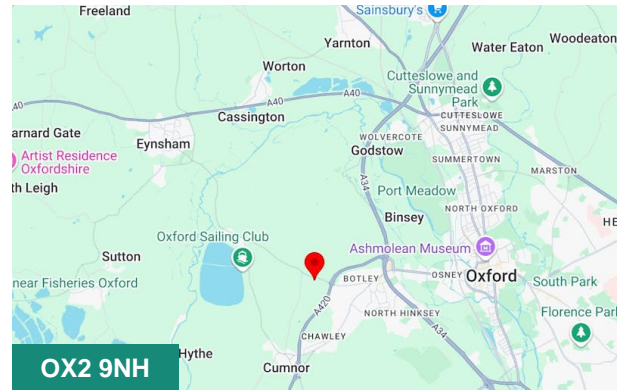
The property benefits from carpet tiled raised flooring, wall mounted air conditioning units, part suspended ceilings, LED lighting and perimeter trunking.

Externally there is a tarmac car park for 10 vehicles and a further overflow car park.

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.

The property is units are available individually or combined.



Viewing & Further Information



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