

4050
Oxford
Business Park

To Let - 18,040 Sq Ft (1,675 Sq M)
- 34,400 Sq Ft (3,196 Sq M)

Fully refurbished and
remodelled Grade A offices





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Location

Building 4050 sits within Chancellor Court, an established office development set within its own landscaped environment on Oxford Business Park.

Oxford Business Park is Oxford's largest business park with occupiers including Oxfam, Harley Davidson and British Gas. The Park adjoins the Oxford ring road and A4142 leading directly into Oxford and the mainline railway station.

The Park has a range of on-site amenities including the Longwall Restaurant and pub together with the David Lloyd Health and Racquet Club. Further retail amenities are within easy walking distance.

Description

4050 Oxford Business Park comprises of a prominent detached office building arranged over two floors with the accommodation centred around a remodelled core incorporating a new atrium and approach.

The building has been comprehensively refurbished and now provides open plan grade A office accommodation with a targeted BREEAM rating of 'Very Good'.

The use of tracked lighting and underfloor trunking systems provides occupiers with maximum layout flexibility.

Specification

Works undertaken include:

- New atrium entrance and enhanced reception area
- New VRV cooling and heating system
- New suspended ceilings incorporating LED recessed lighting
- High quality fittings and finishes throughout
- Enhanced landscaping
- New full access raised floors
- Remodelled restrooms incorporating showers



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Accommodation

The building provides the following approximate net internal floor areas:

Ground Floor:	9,020 sq ft	(837.9 sq m)
First Floor:	9,020 sq ft	(837.9 sq m)
Total:	18,040 sq ft	(1,675.8 sq m)

Parties looking for larger accommodation should note that building 4000 is also available, totalling 16,360 sq ft/1,510.2 sq m. These buildings can be leased together.

The property benefits from 98 car spaces (subject to final confirmation).

Terms

The premises are immediately available to let.

Rent/Outgoings

On application. A park service charge is also levied.

Additional Information

Floor plans and example layouts are available on request.

Business Rates

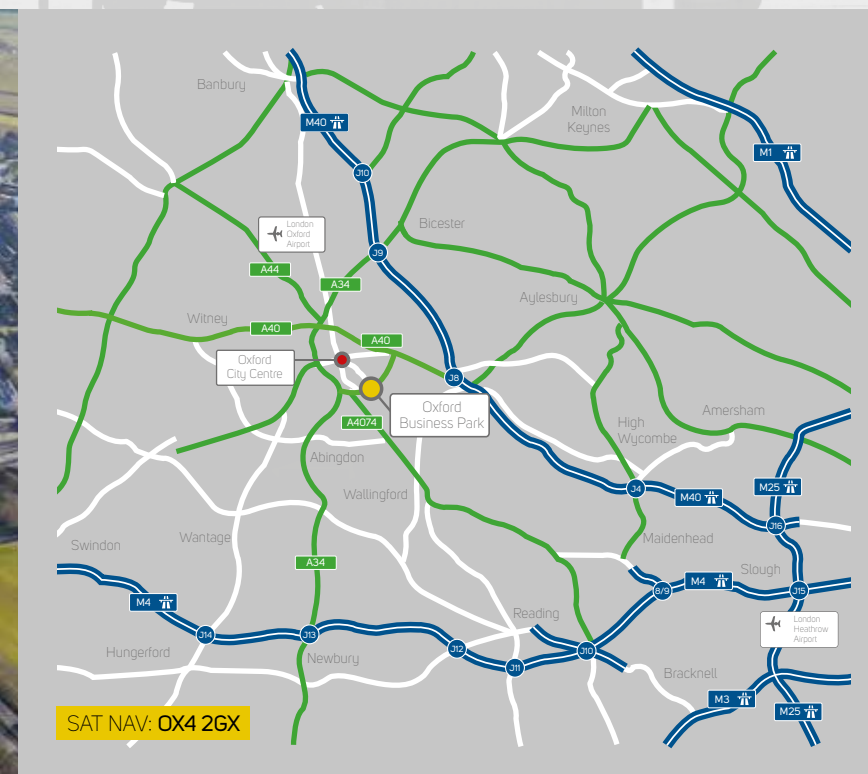
We are advised that the property has a rateable value of £290,000. Interested parties should make their own enquiries to the Local Authority in this regard.

VAT

VAT will be applicable to the rent.



www.405Oxfordbusinesspark.co.uk



Carter Jonas

01865 517000

carterjonas.co.uk/commercial

Jon Silversides MRICS
T: 01865 404458
E: Jon.Silversides@carterjonas.co.uk
James Latham
T: 01865 404470
E: James.Latham@carterjonas.co.uk



Ryan Dean MRICS BSC
T: 020 78611672
E: ryan.dean@knightfrank.com
William Buttery MRICS
T: 0207 8611166
E: william.buttery@knightfrank.com



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