


TO LET



# rinity house

Oxford Business Park South | 26,082 sq ft (2,423 sq m) |



Video view   
For a link to a 360°  
video of this floor  
please see overleaf



## LOCATION

Oxford Business Park is an established Business Park situated to the East of Oxford City Centre. It features a quality landscaped environment incorporating, water features and cycle tracks. There is 24-hr on site security with CCTV surveillance. The Park also benefits from:

- Fast access to A34, M40 and motorway network
- Direct access from Eastern By-pass (A4142)
- Regular bus service to City Centre and rail station
- Adjacent to Oxford Retail Park

## DESCRIPTION

Trinity House is a three storey self-contained building located on the southern side of Oxford Business Park. The building benefits from an offset core providing clear open plan office space.



## ACCOMMODATION

	sq ft	sq m
Ground floor	8,694	807.8
First floor	8,694	807.8
Second floor	8,694	807.8
<b>Total</b>	<b>26,082</b>	<b>2,423.4</b>

Floor areas based on NIA and subject to remeasurement.

## SPECIFICATION

The property is to be subject to a comprehensive refurbishment. Details on application.

## TERMS

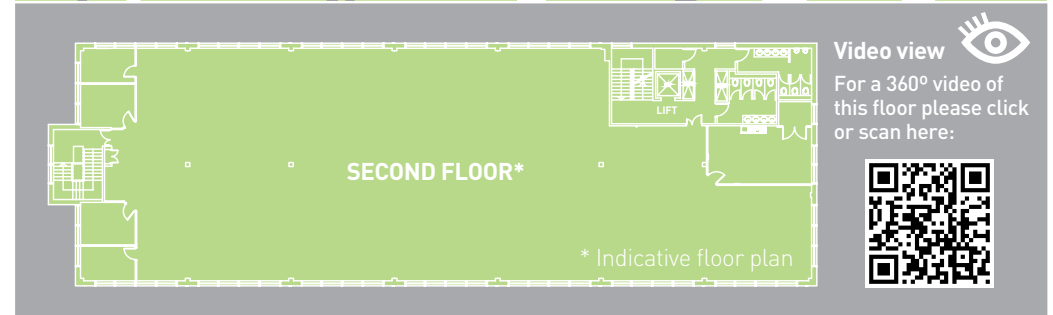
The property is available on the basis of a new lease. Details on application.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## BUSINESS RATES

Ground floor and First floor – RVE204,00  
Second floor – RVE105,000



**IMPORTANT NOTICE** Carter Jonas, VSL, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Carter Jonas/VSL have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. July 2017



Mapeley

Carter Jonas

01865 517000

carterjonas.co.uk/commercial

Jon Silversides  
M: 07720 537141  
E: Jon.Silversides@carterjonas.co.uk

Robert Gibbons  
M: 07468 708997  
E: Robert.Gibbons@carterjonas.co.uk

vsl PARTNERS

www.vslandp.com

01865 848488

Richard Venables  
M: 07816 491860  
E: rvenables@vslandp.com

Duncan May  
M: 07879 883886  
E: dmay@vslandp.com