

GROUND FLOOR
ONLY AVAILABLE

Winchester House
Heatley Road
Oxford Science Park
Oxford OX4 4GE



To Let 8,482 Sq Ft (788 Sq M)

WINCHESTER HOUSE



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(788 Sq M)

- **Prominent Science Park location**
- **Striking design features**
- **2.8 metre floor to ceiling height**
- **Suitable for office and R&D uses**

Location

Winchester House is situated in the heart of the Oxford Science Park, which is located approximately 5 miles to the South East of the city centre.

Established 25 years ago, the Oxford Science Park is home to 2,400 people and 65 organisations and is owned and managed by Magdalen College, one of Oxford's oldest colleges.

The Park itself comprises 75 acres of mature landscaped grounds with tree lined avenues, attractive lakeside walks and on site amenities including a brasserie, café and nursery as well as nearby leisure facilities. The Park offers an impressive

built and landscaped environment and is home to a diverse thriving business community with current occupiers ranging from SMEs to multi-national organisations, many involved in the science and technology sector.

The Park has excellent infrastructure and transport links being situated adjoining the A4074 Henley Road which joins with the Oxford ring road. This enables easy access to the M4 and M40 motorways via the A34, as well as Oxford city centre. Fast and frequent rail services are available from Oxford Station and the newly constructed Oxford Parkway, offering routes into London Paddington and London Marylebone respectively with average journey times between 56 and 63 minutes.

WINCHESTER HOUSE



Description

Winchester House comprises purpose built office accommodation arranged over ground, first and second floors totalling approximately 27,125 sq ft (NIA).

The property is connected to the adjacent Fletcher House office by way of an impressive open canopy.

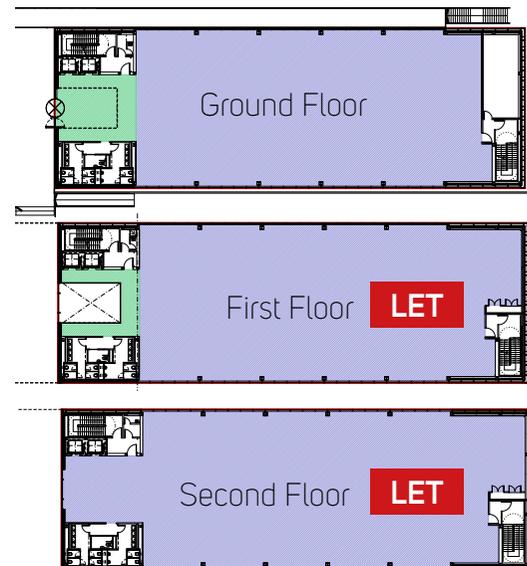
The building was constructed in 2007 and underwent refurbishment in 2014. The building is of steel framed construction with full height double glazing offering an exceptional working environment. It benefits from excellent on-site car parking with undercroft and surface level spaces available.

The property benefits from the following specification:

- Impressive double height reception atrium
- VRF Air Conditioning
- Raised Floors
- Suspended Ceilings
- Recessed Lighting
- 2 x 13 passenger Lifts
- 124 car parking spaces (1:218 sq ft)

Floors

The accommodation is split over ground, first and second floors as indicated on the indicative floor plans.



Accommodation

The premises have the following approximate Net Internal Areas (NIA):

Floor	Sq M	Sq Ft
Ground Floor	788	8,482
First Floor	LET	
Second Floor	LET	
Total	788	8,482



Winchester House - view from the Sadler Building



A haven for wildlife



The Sadler Amenity Building



The lake on the Park



The Sadler Brasserie

Terms

The premises are available either by way of an assignment of the existing lease or by sublease. The lease has a contractual expiry date of 28th September 2022, with a tenant only break option 28th September 2019. The lease is inclusive of the security of tenure provisions of the Landlord and Tenant Act 1954, Part II. Consideration may also be given to a new direct lease, subject to terms.

Rent

The passing rent for the ground floor offices is £195,765 per annum, exclusive of VAT, service charge and any other property related outgoings.

Business Rates

Winchester House is currently assessed as a whole, with a rateable value of £375,000. Interested parties should make their own enquiries to verify rates payable for the ground floor.

EPC Rating

EPC Rating = C (54)

VAT

The property is elected for VAT.

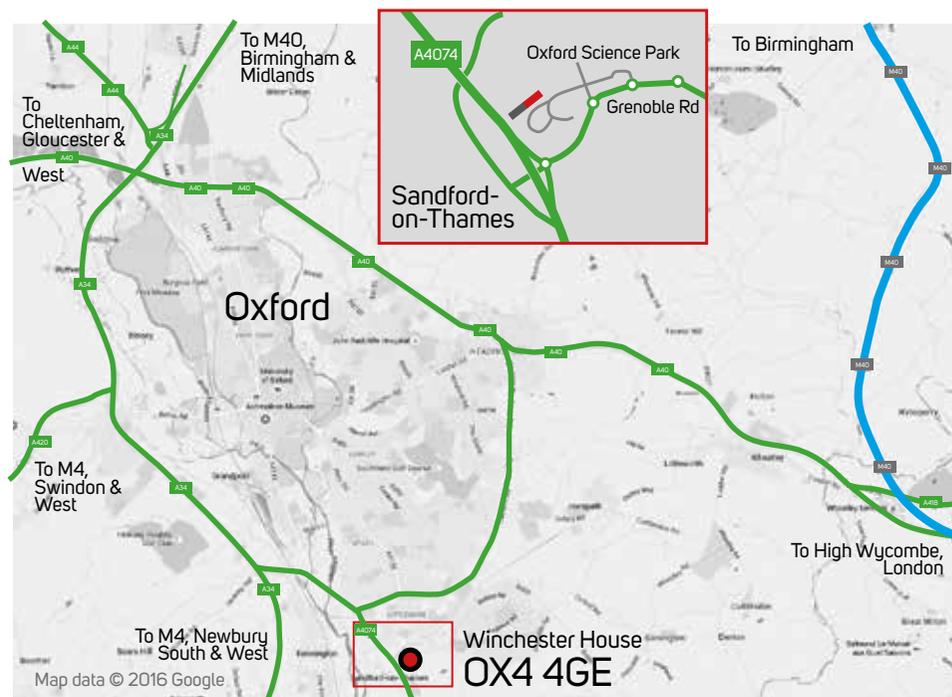
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