

Midland House

WEST WAY | BOTLEY | OXFORD OX2 0PH

TO LET

High quality office space available
ranging from 5,700 sq ft to 8,200 sq ft



Midland House offers high quality modern office space within the hyper-connected Western Gateway of Oxford.

The building shares an estate with and is adjacent to the landmark Seacourt Tower and offers a prominent position off the A420, with a signature cladded entrance, reception, on-site security and 24 hour access.

Current occupiers include Knights Plc and Optical Express.

Located in Botley, only 1.2 miles / 1.9 kms to the west of Oxford Rail Station, Botley has become the established business district for professional services and other businesses seeking ease of access to Oxford City Centre and the Oxford Rail Station together with proximity to the A34.

CAR PARKING

In addition to on-site parking, staff and visitors can also park in the adjoining retail scheme*. Additional extensive car parking is also found at the nearby Seacourt Park and Ride which has recently been doubled in size and is only a 5 minute walk from Midland House**.

**Limited to 3 hours. **Currently charged at £4 for a stay of up to 16 hours.*



Ground floor office



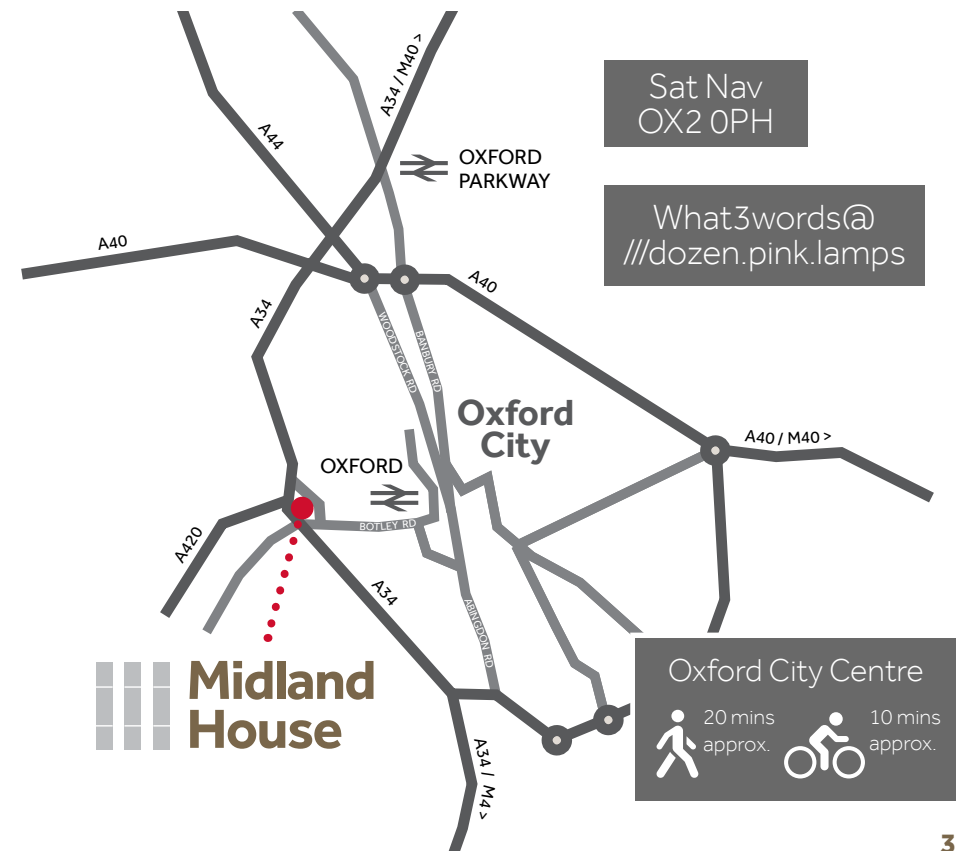
Main entrance to Midland House



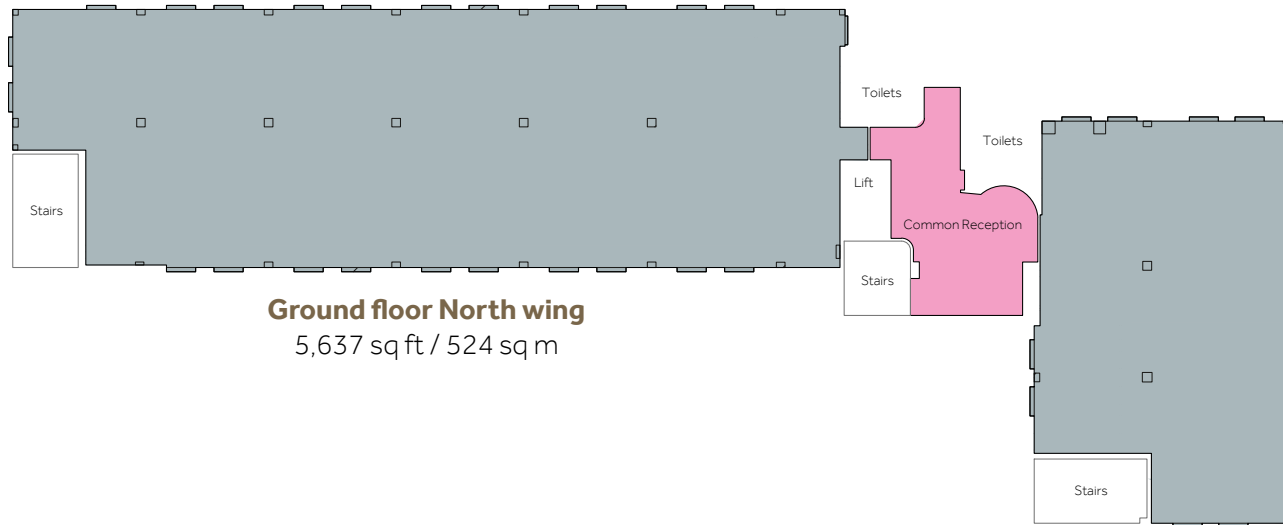
LOCATION

Midland House is located just off the A34 Botley interchange to the west of Oxford. It is ideally situated for access to the rest of the county via the A34, A420 and the motorway network. It is also only a short distance from Oxford City Centre and the Oxford Rail Station via the Botley Road with regular bus services.

There are a range of local amenities within walking distance including the newly refurbished West Way Shopping Centre, on-site Costa, numerous supermarkets and a range of local pubs and eateries.



MIDLAND HOUSE - FLOOR PLANS



Ground floor North wing
5,637 sq ft / 524 sq m



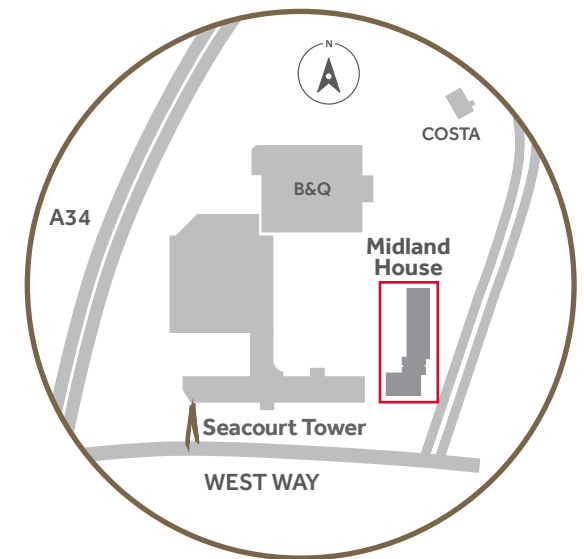
Ground floor South wing
2,593 sq ft / 241 sq m

ACCOMMODATION

	sq ft	sq m	car parking spaces
Ground floor	8,230	765	23
Second floor North wing	5,680	528	16

All areas based on net internal floor measurements.

■ Office space ■ Main reception





Ground floor reception

SPECIFICATION

The office suites are all accessed via the main entrance and reception area. The upper floor offices are accessed via the central staircase and passenger lift.

The office suites can be let as is having been fitted out to a modern standard or alternatively a new CAT A refurbishment can be provided to suit individual requirements, the existing specification provides the following:

- Suspended metal ceiling tiles
- Carpet covered floors
- Raised accessed floors
- Floor boxes
- Recessed LED lighting
- Four pipe fan coil unit heating and cooling system
- Modern open plan offices
- Kitchenette & meeting rooms

LEASE TERMS

New lease terms available to be negotiated and agreed on a full repairing and insuring basis.

EPC

GF - C, 2nd floor - B

OUTGOINGS

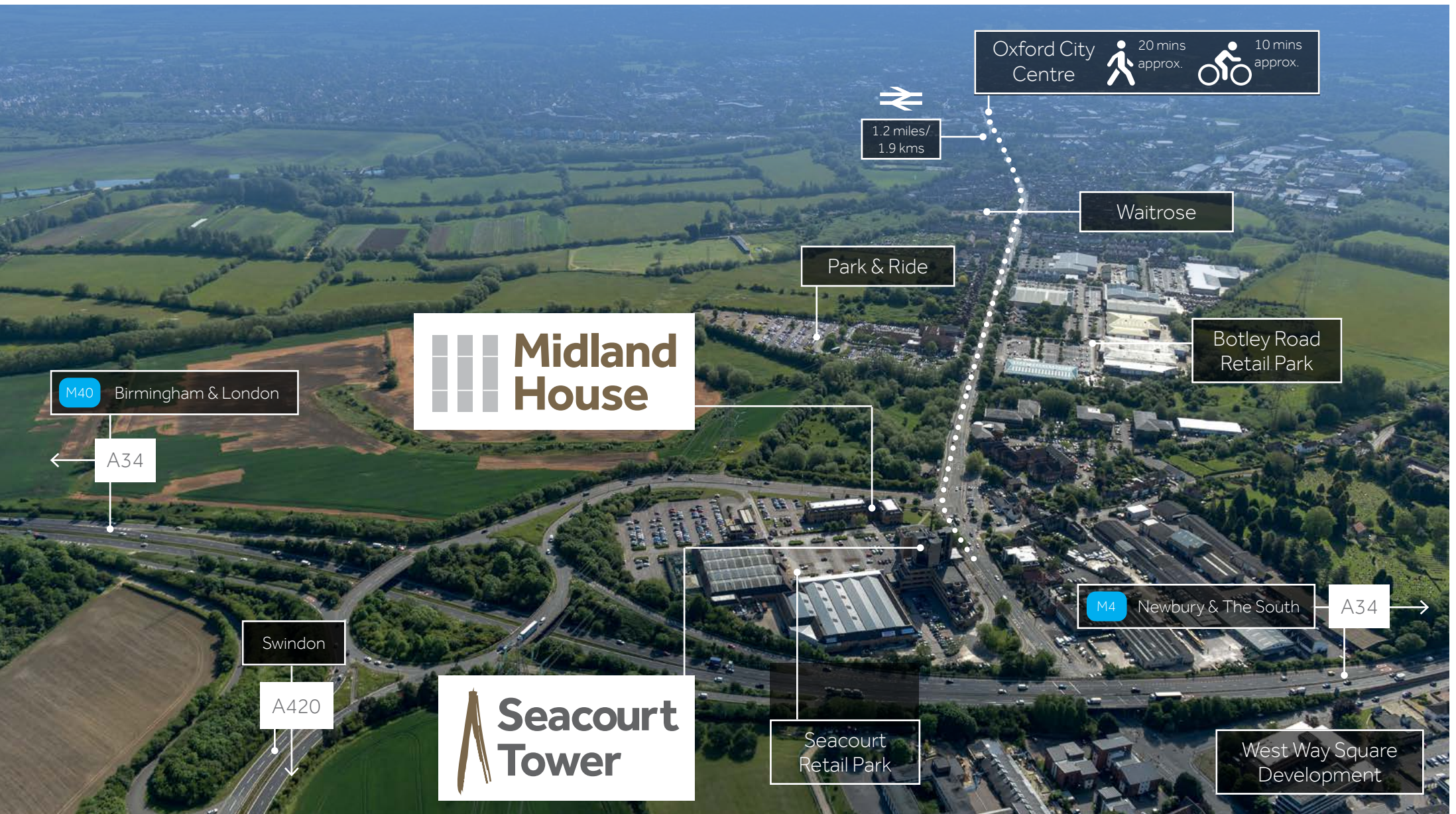
Tenants will be responsible for the payment of business rates and service charge.



LEGAL COSTS

Each party to bear their own legal costs. The incoming tenant will be responsible for the stamp duty land tax.

VAT

All figures quoted in relation to this property are exclusive of VAT, where chargeable.



Oxford City Centre  20 mins approx.  10 mins approx.


1.2 miles/
1.9 kms

Waitrose

Park & Ride

Botley Road
Retail Park

M40 Birmingham & London

A34

 **Midland House**

Swindon

A420

 **Seacourt Tower**

Seacourt
Retail Park

M4 Newbury & The South

A34

West Way Square
Development

For further information or to arrange a tour please contact:

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