

# LASHFORD COURT

High Quality  
Air Conditioned Office  
2,200 sq ft  
**TO LET**



QUALITY · STYLE · ENVIRONMENT

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Wootton Business Park is an office park providing high quality contemporary accommodation for the modern office occupier.

Located just to the west of Oxford, Wootton Business Park is 4.5 miles from the A34 Botley interchange and 3.5 miles from Abingdon town centre, strategically positioned for easy access to all areas of Oxfordshire.



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## DESCRIPTION

Lashford Court is an office building at the Wootton Business Park and occupies a prominent position at the entrance to the Estate.

Specification includes:

- Entrance lobby
- Lift
- VRV air conditioning system
- Raised access floors
- Carpeting
- Suspended ceiling with inset new LED lighting
- Male/female/disabled WCs
- Broadband available
- Under stairs storage

## ACCOMMODATION

Lashford Court is currently presented as three self contained two storey office suites.

Suite A which is available to let comprises of the Ground floor with 2,200 sq ft (204.4 sq m).

8 car parking spaces will be provided.

## TERMS

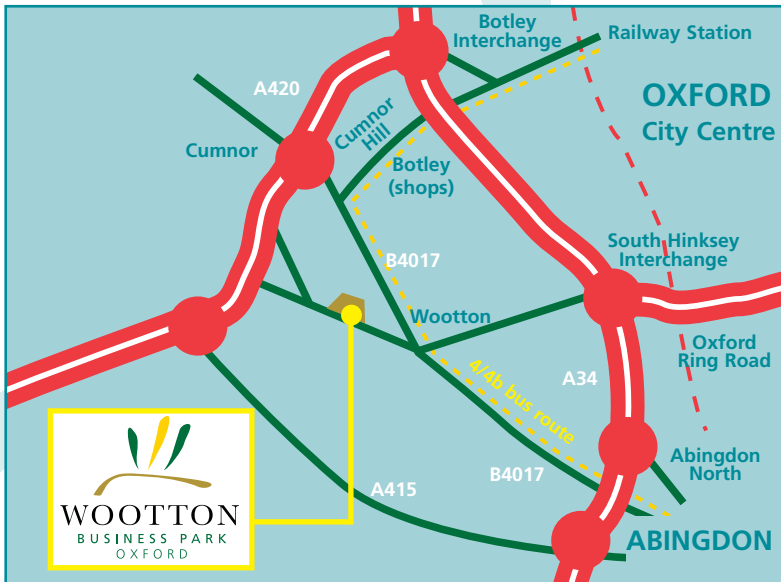
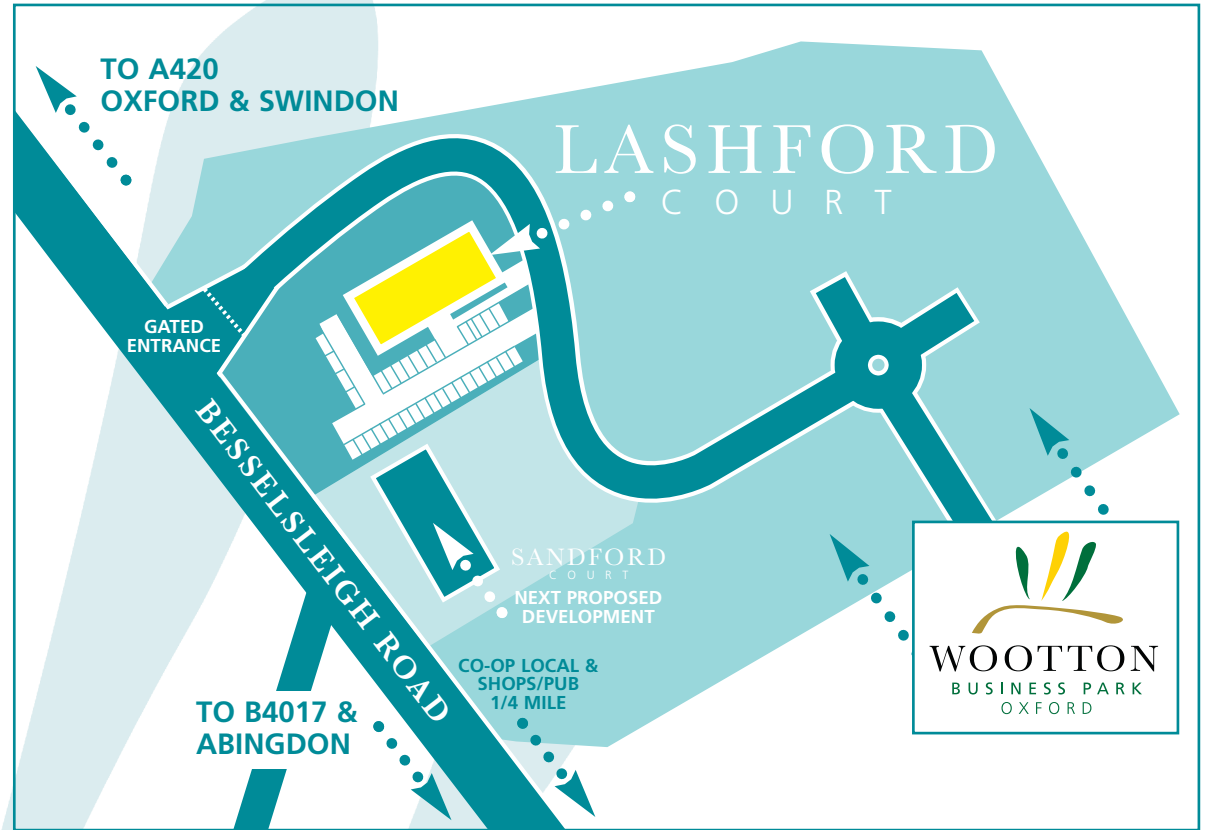
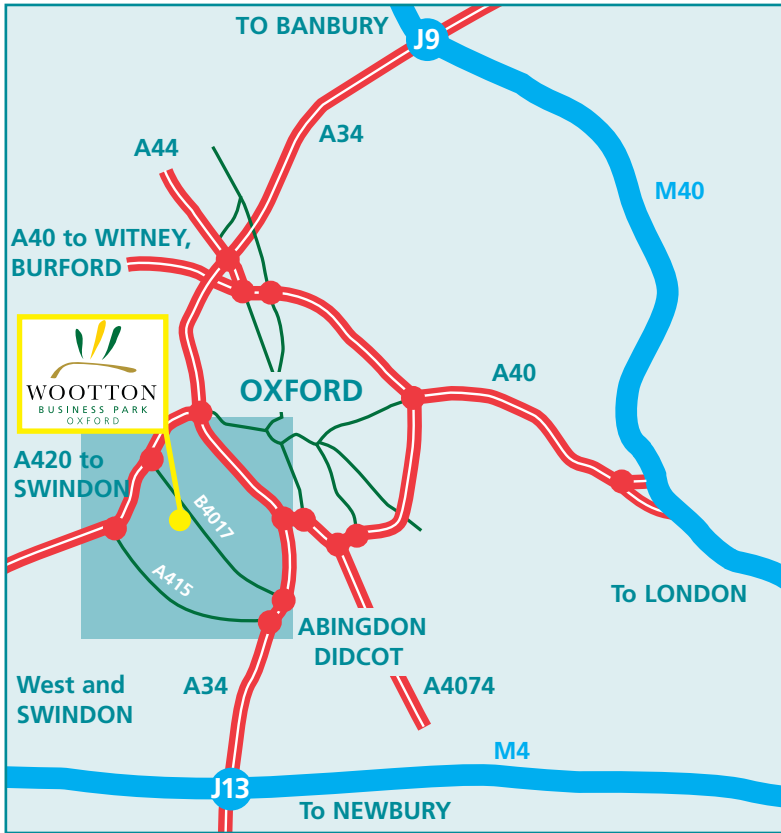
Lashford Court is available to let on a new lease, terms to be agreed as individual units or combined.

## FUTURE DEVELOPMENT

The next phase of development will be a similar building of approximately 10,000 sq ft to be split or occupied as a whole. Alternatively design and build options can be provided to suit an occupiers needs.

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## BE PART OF A NEW ENVIRONMENT

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