

To Let
Attractive Detached Offices

CBRE

Elsfield Hall, Elsfield Way, Oxford, OX2 8EP

16,072 Sq Ft (1,494 Sq M) Approx.



Location

The property is located in North Oxford, between Summertown and Cutteslowe. Conveniently positioned just off the A40 ring road, the property is highly accessible and provides easy access to the wider road network including the A34 and M40. Summertown and Oxford city centre are easily accessible from the property via Banbury Road. The property is well serviced by public transport, with Oxford Parkway train station located 1 mile from the property, providing a direct line into London Marylebone in circa. 1 hour 15 minutes. There are four bus lines into the city centre, with frequent connections every 6 minutes. An abundant range of amenities are within walking distance of the property, including hotels, restaurants and pubs including the Summertown Wine Bar and Pompette French bistro.

Description

Elsfield Hall is an attractive detached property providing flexible office accommodation over ground and first floors. The property comprises a mixture of open plan and partitioned work-space. The property features a bright two-storey central hall with open-plan mezzanine, with spacious partitioned offices, meeting rooms and breakout space surrounding. The property benefits from fitted kitchens and WCs on both floors. There is abundant private car parking surrounding the property with gated access. The Studio PT gym is currently located at the back of the property through a sublet agreement.

The property provides the following specification:-

- Carpeted floors
- Central heating
- 50 car parking spaces
- Air conditioning
- Dado perimeter trunking
- Passenger lift
- Mix of open plan and partitioned space
- Mix of LED and CAT II strip lighting

Accommodation

The property benefits from the following approximate net internal floor area:-

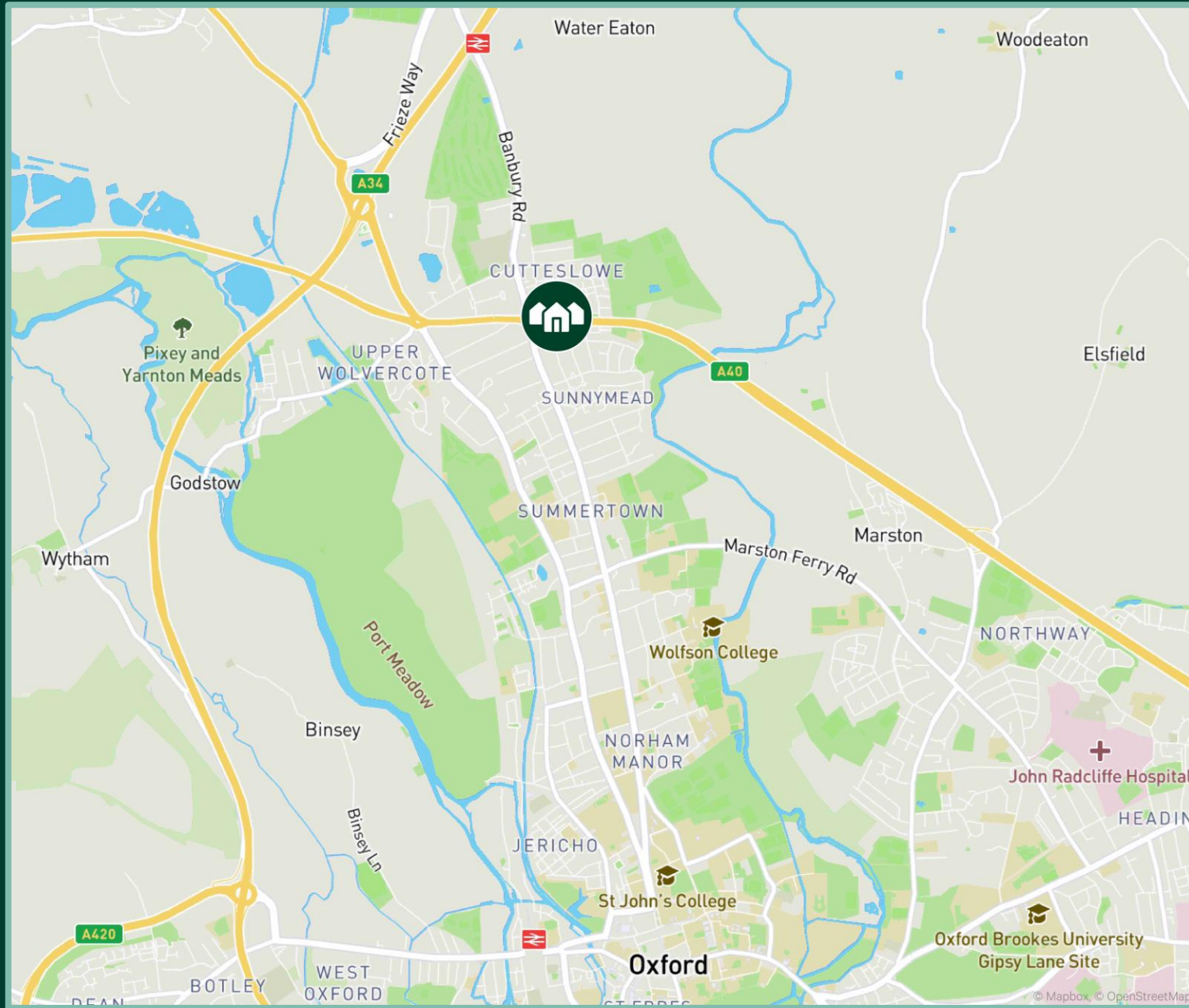
Accommodation	Sq M	Sq ft
Main Building Ground Floor	828	8,908
Main Building First Floor	510	5,487
Ground Floor Gym	156	1,677
Total	1,494	16,072

Outgoings

Rent	Business Rates	EPC	VAT
£32.50 per sq ft exclusive	Rateable Value: £208,000	C(64)	All figures within these terms are exclusive of VAT, where chargeable

Legal Costs

Each party to be responsible for their own legal costs in respect of this transaction



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