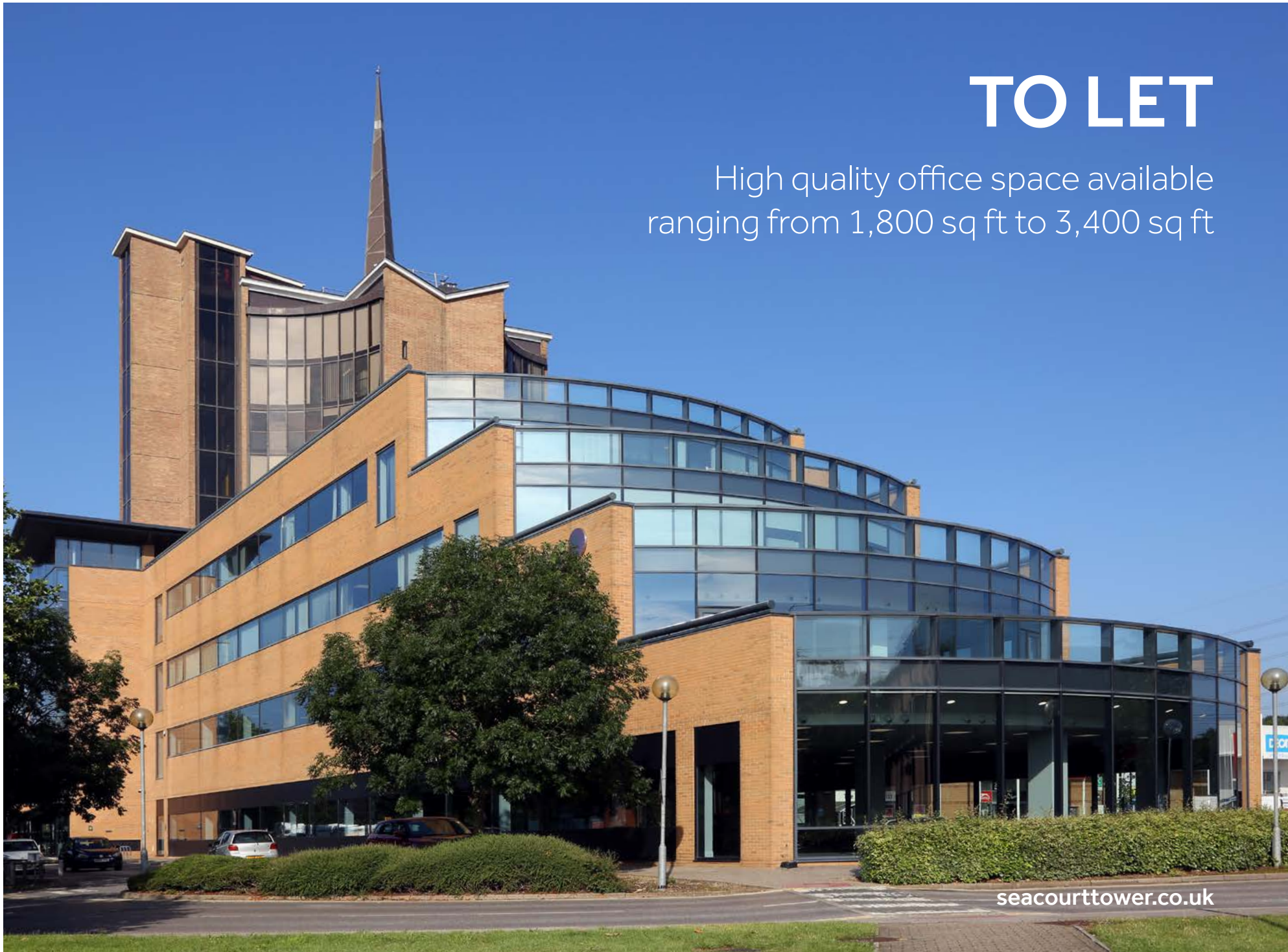


# Seacourt Tower Oxford

SEACOURT TOWER | WEST WAY | BOTLEY | OXFORD OX2 0FB



## TO LET

High quality office space available  
ranging from 1,800 sq ft to 3,400 sq ft

[seacourttower.co.uk](http://seacourttower.co.uk)

## Seacourt Tower offers high quality office space within a hyper-connected business park situated at Oxford's Western Gateway.

Seacourt Tower is a landmark office building that provides an impressive four storey glazed entrance atrium with two passenger lifts, on-site security at reception and 24 hour access. Current occupiers include Blake Morgan Solicitors, Brainomix, Grant Thornton, Vicon Motion Systems, Vencap International, and WPP.

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.

### ACCOMMODATION

	sq ft	sq m	car parking spaces
<b>Ground floor North wing</b>	3,338	310	7
<b>Fourth floor</b>	1,800	167	communal
<b>Sixth floor</b>	1,797	167	communal

*All areas based on net internal floor measurements.*

### 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 Seacourt Tower\*\*.

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



Fourth floor

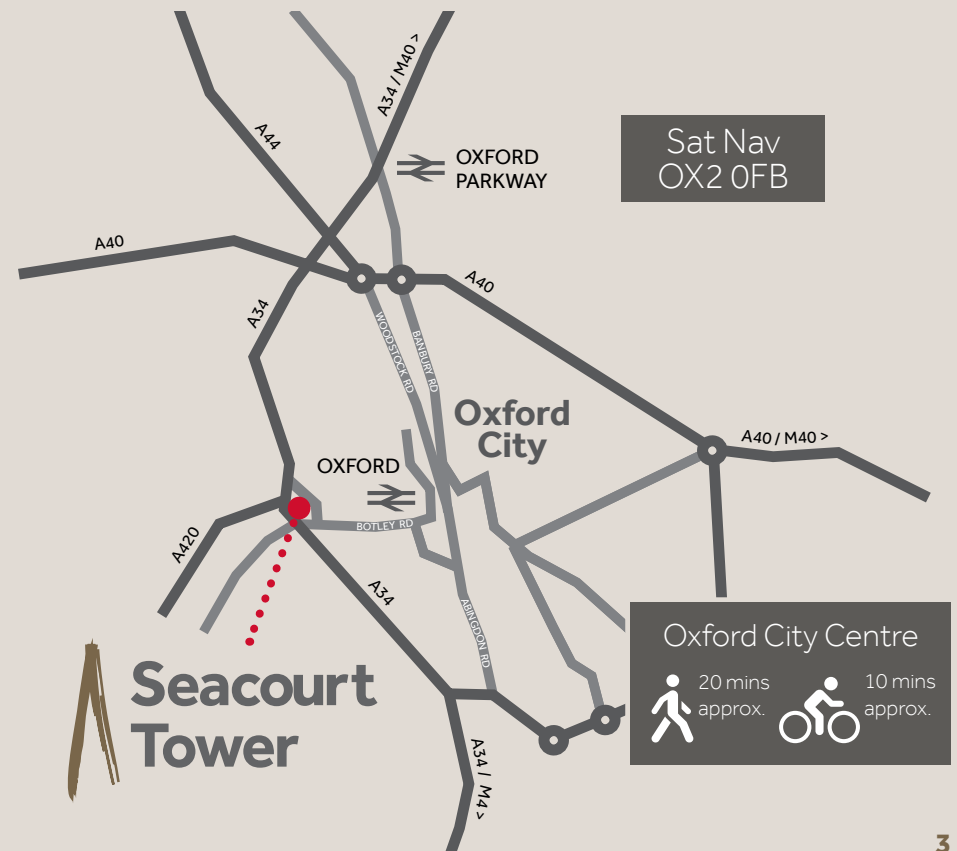




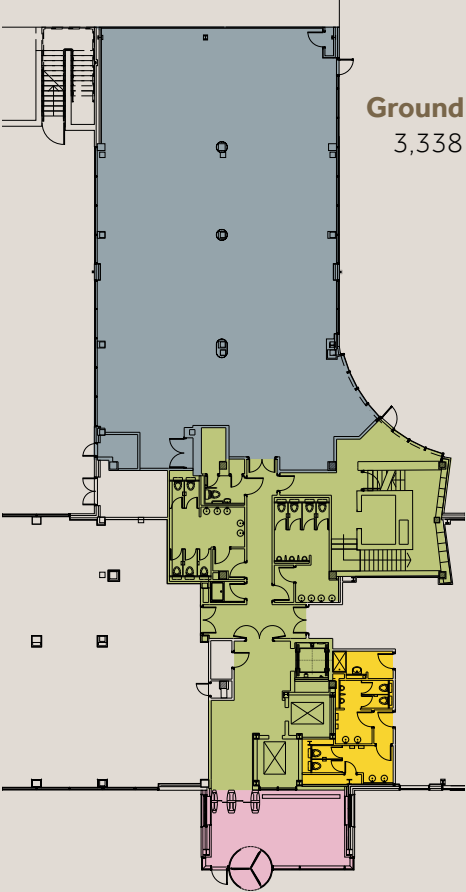
## LOCATION

Seacourt Tower 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.

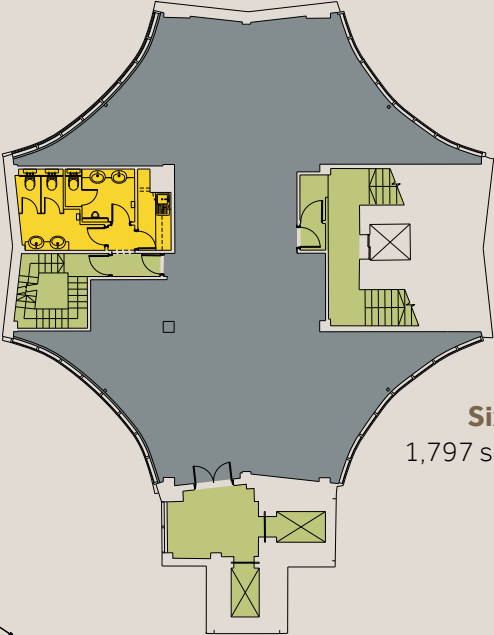
There are a range of local amenities within walking distance including the newly refurbished West Way Shopping Centre, on-site Costa, numerous supermarkets and a range of local pubs and eateries.



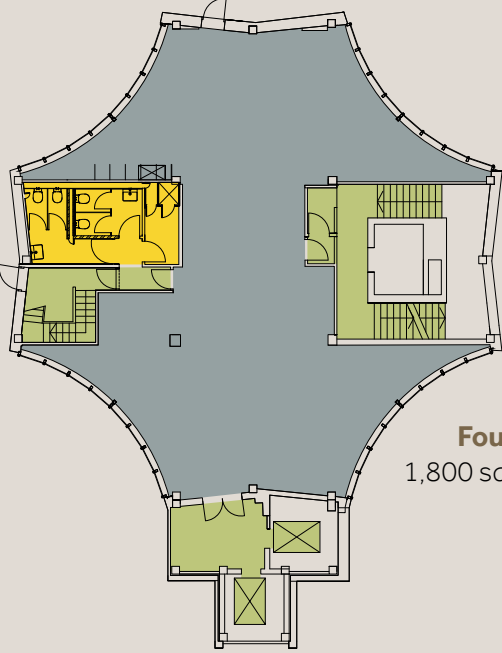
**SEACOURT TOWER - FLOOR PLANS**



**Ground floor North wing**  
3,338 sq ft / 310 sq m

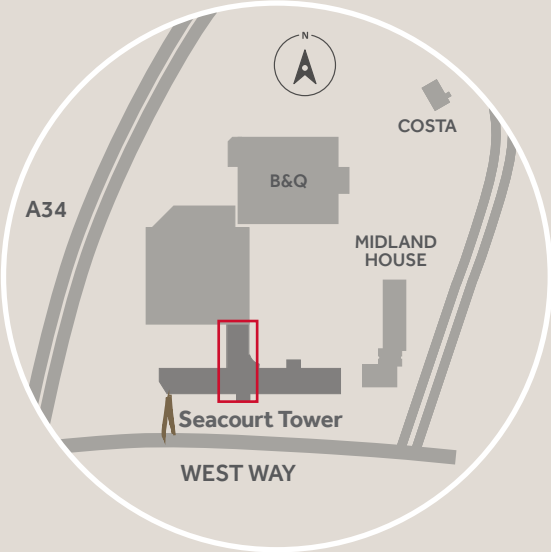


**Sixth floor**  
1,797 sq ft / 167 sq m



**Fourth floor**  
1,800 sq ft / 167 sq m

Office space
  Toilets, showers etc
  Communal
  Main reception





Ground floor North wing

## **SPECIFICATION**

The office suites are all accessed via the main atrium entrance which is manned by Seacourt Tower security / concierge. The upper floor offices are accessed via two passenger lifts.

The office suites have been extensively refurbished to provide the following features:

- Raised access floors
- Suspended ceilings with LED lighting
- VRF heating and cooling system
- Mechanical supply and extract system to supply the floors with fresh air
- Solar tinted double glazed windows
- Communal WC and shower facilities

## **LEASE TERMS**

The office suites are available to let on the basis of a new full repairing and insuring lease.

## **EPC**

EPC's available on request.

## **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.

seacourttower.co.uk

# Seacourt Tower

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

Swindon

A420

M4 Newbury & The South

A34

Seacourt Retail Park

West Way Square Development

For further information or to arrange a tour please contact:

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