



# To Let

## Office space available at Spires House on Oxford Business Park.

- Grade A office space
- Outstanding parking ratio 1:214 sq ft
- Fully access raised floors
- LED lighting
- 2 x 8 person passenger lifts
- Up to 3.1m floor to ceiling heights
- Exposed feature ceiling

### Spires House

5700 John Smith Drive, Oxford, Oxford Business Park South, OX4 2RW

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**7,064 to 25,887 sq ft**

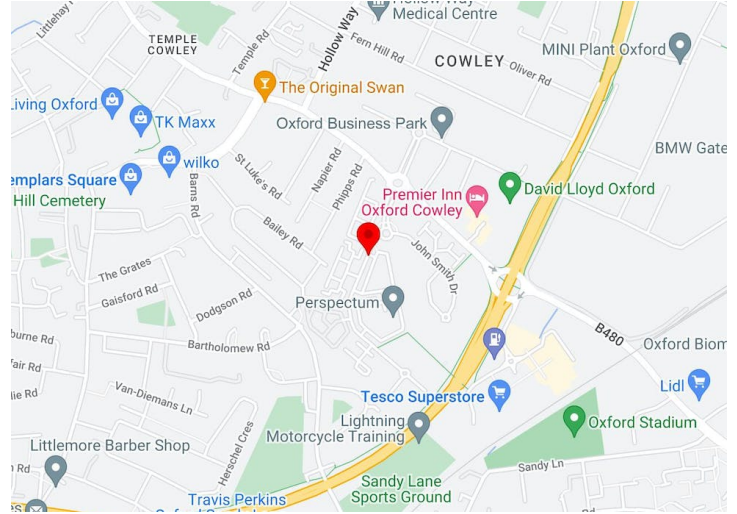
656.27 to 2,404.98 sq m

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Reference: #145318

# Spires House

5700 John Smith Drive, Oxford, Oxford Business Park South, OX4 2RW



## Summary

Available Size	7,064 to 25,887 sq ft / 656.27 to 2,404.98 sq m
Rent	Rent on Application
Rates Payable	£11.72 per sq ft 2023
Service Charge	£6.70 per sq ft
EPC	C (73)

## Description

Spires House is a modern Grade A multi-let office building comprising 49,421 sq ft arranged over ground and two upper floors with two wings and a central core situated on Oxford Business Park. Spires House is prominently located on the southern section of the park with easy access onto the Oxford eastern by-pass and into the city centre and sits on a 2.7 acre plot with dual entrances onto the business park.

The split wing design creates light, efficient and sub dividable rectangular floor plates providing great flexibility of use. An attractive triple height entrance creates an impressive arrival experience which leads into the central core.

## Location

Spires House is situated on Oxford Business Park, one of the most established business parks in the area.

The mixed-use business park is a UK leader in Research and Development.

The park itself covers 88 acres and is 2.5 miles south east of Oxford City Centre and is easily accessible via the Oxford ring road.

By road Oxford is well connected with the A40 and A34 providing direct access to the M40 and M4. Public transport to London by train in under an hour and to Reading in 22 minutes. The international airports of Heathrow and Luton are within an hours drive.

Amenity offerings on the park include a David Lloyd gym, Premier Inn hotel, restaurants and Bright Horizon Nursery. In addition, Spires House is positioned close to 'Oxford Works' offers a cafe, restaurant, rooms for hire and fitness classes and 'Oxford Factory' Restaurant.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Wing B	7,073	657.10	Available
1st - Wing A	11,750	1,091.61	Available
1st - Wing B	7,064	656.27	Available
<b>Total</b>	<b>25,887</b>	<b>2,404.98</b>	

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