

# west

THE PROPERTY CONSULTANCY



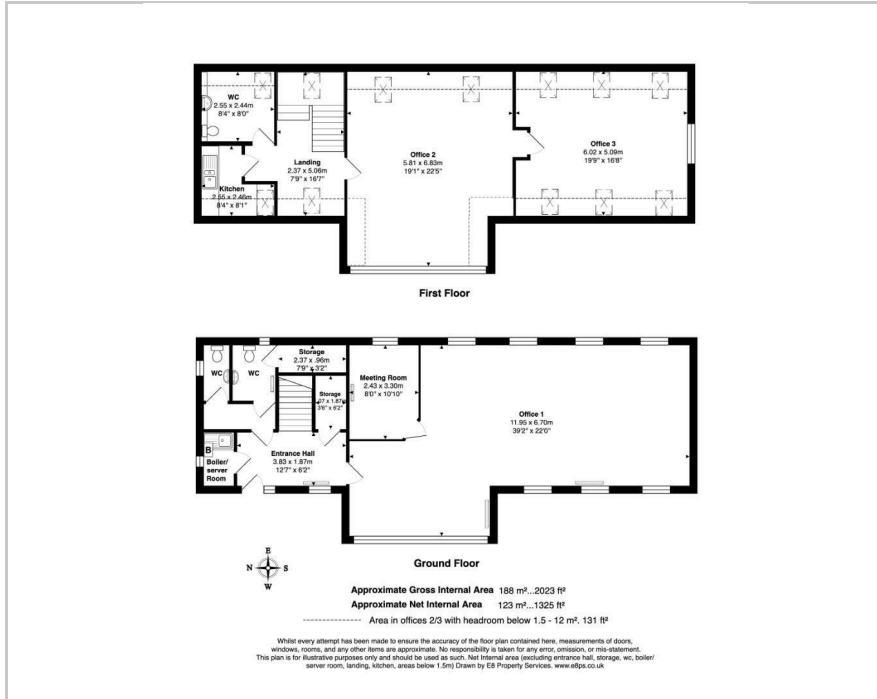
1 Farmoor Court, OX2 9LU

Price Guide £300,000





## Floor Plan



## Area Map



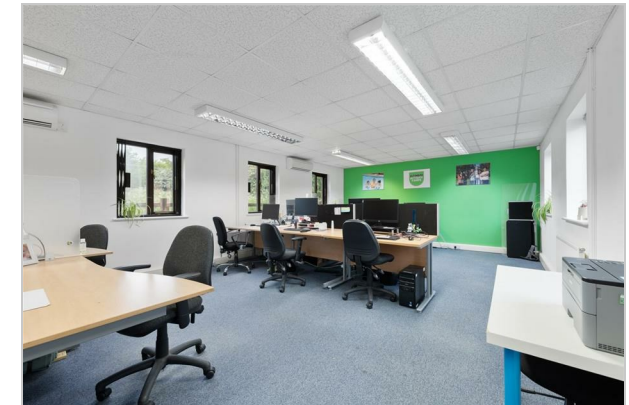
## Accommodation

- High quality detached (Class E use) office building
- Fantastically located under 3 miles from Oxford, Botley A34 Junction
- Arranged over two floors with space for 15+ staff
- 3 x Large open plan office spaces
- Meeting room
- Kitchen facilities
- 3 x WC's + Shower facilities
- Air conditioning
- Ample on site parking
- Currently tenanted and producing a 6.5% yield. Lease ending 12.2025

RURAL BUSINESS PARK NEAR OXFORD  
 Oxford (Botley A34 Junction) c.2..7 miles  
 M40 Junction 9 c.9.8 miles

ATTRACTIVE OFFICE INVESTMENT OF HIGH QUALITY in a special semi-rural setting close to major communications in and around the city of Oxford. First class space arranged over two floors. The premises has a tenant in situ with the current lease coming to an end in December 2025 and the yield being generated until that point is 6.5% p.a.. This is a detached premises located on a small modern business park in an edge of village location. (NET INTERNAL SPACE: c.1325 sq ft / 125 m<sup>2</sup>)

PRICE GUIDE: £300,000



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