



Key features:

- Self contained three storey office building
- Accessible location
- Adjoining Templars Square retail development
- Passenger lift access

To Let/For Sale

11,862 Sq ft (1,102 Sq m) Approximately

Self Contained Three Storey Office Building
with Rare Freehold Availability in Ring Road Location

01865 848488

www.vslandp.com

LOCATION

244 Barns Road is located on the corner of Between Towns Road and Barns Road, close to the Oxford Road which links Oxford city centre with its Eastern ring road (A4142). The building is located approximately ¼ mile from the Oxford Business Park and adjacent to the Templars Square Shopping Centre. The location provides excellent access via car to the ring road and the centre of Oxford (approximately 2 km). The location is on a number of bus routes providing regular public transport access. A large range of amenities are found adjoining the site including restaurants, cafes and shops.

DESCRIPTION

244 Barns Road is a three storey office building constructed in the 1970's that is currently in single occupancy albeit could be split to be let on a floor by floor basis. Features include the following:-

- Reception lobby entrance
- Passenger lift access to all floors
- Parking at rear of building which could potentially be extended
- Male and female toilets on each floor
- Ceiling mounted comfort cooling system

ACCOMMODATION

The property comprises the following approximate floor areas as measured using IPMS 3.

	Sq Ft	Sq M
Ground floor (including reception)	3,822	355
First floor	4,026	374
Second floor	4,014	373
Total	11,862	1,102

TENURE

The property is held freehold by the Vendor and is available with full vacant possession either on a leasehold or freehold basis.

QUOTING TERMS

The property is available for sale at a guide price of **£1.4 million** plus VAT. Leasehold terms are available upon application. Any freehold sale will be subject to an overage clause in respect of future residential redevelopment.

BUSINESS RATES

Rateable Value (2010): £140,000
2016/17 Multiplier: 0.497
Draft 2017 Value £145,000

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

The property is self-contained and therefore no service charge payable.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWINGS

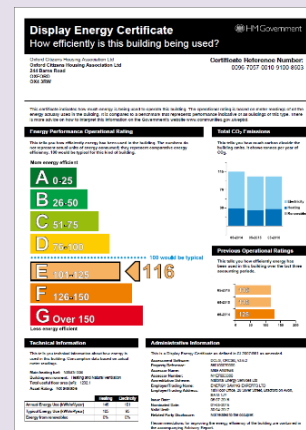
Strictly by appointment with the sole selling/letting agents:

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ENERGY PERFORMANCE CERTIFICATE



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