


WILLOW COURT

7 West Way
Oxford OX2 0JB



High quality offices in
best connected Oxford district
TO LET: 4,606 sq ft (428 sq m) / part second floor

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DESIGNED TO IMPRESS

Willow Court offers impressive modern office space over three floors with a double height atrium entrance.

There is one suite available to let immediately on the second floor.

The ground floor reception has been remodelled and upgraded along with communal facilities inside and new secure bike parking outside.

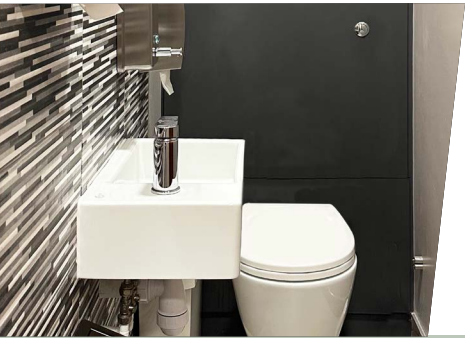


WILLOW COURT

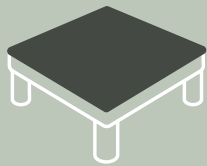
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SPECIFICATION AT A GLANCE

The available suite is on the 2nd floor and is very well presented with full height glazing. The space has the benefit of a recent modern fitout including the following features:



Kitchenette and breakout area



Full access raised floors



LED lighting



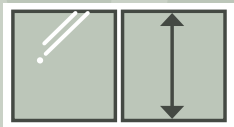
CAT 5e data cabling and server rack



EPC - B (33)



Air conditioning system



Full height glazing



Partitioned meeting rooms



11 car parking spaces



Allocated EV charging space



Shower facilities and communal WCs

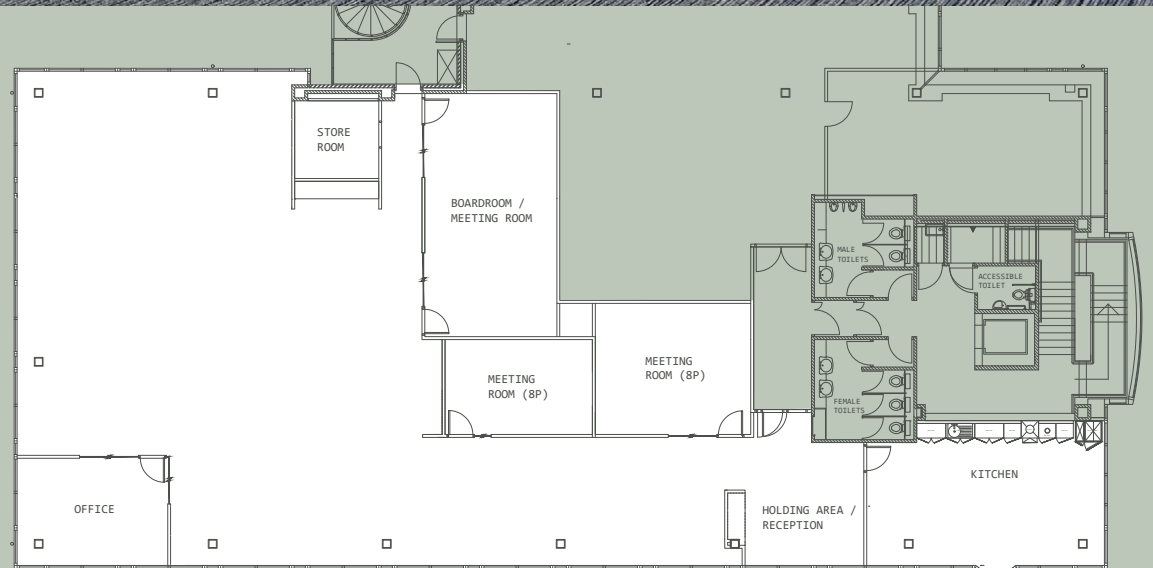


Lift access

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2nd floor offices
4,606 sq ft (428 sq m)



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Nearby amenities such as Waitrose, Coop, Tesco Metro, Missing Bean Coffee and Taylors café can be found within a 10-minute walk, along with a range of popular restaurants, public houses, a gym and a nursery. The amenities of Oxford city centre are just a 20 minute walk away.

The immediate vicinity benefits from access to swathes of green open space within Seacourt Nature Park and Hinksey Meadows.



Local business occupiers include:



Mishcon de Reya
It's business. But it's personal.



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Minns Business Park is a prime business location in Oxford, just off the A34, emerging as a popular choice due to the accessibility provided by road and rail.

The building is approximately 1.2 miles from Oxford mainline railway station, being on a main bus route as well as benefiting from extensive pay-to-use parking at Seacourt Park and Ride.



Regular buses run throughout the day approximately every 5 minutes and take 7 minutes to reach the Osney Island close to Oxford Station.

Trains from Oxford	mins
Reading	21
London Paddington	50
Bath	67
Birmingham	71

Driving	miles	mins
A34	0.2	2
Seacourt Park & Ride	0.3	3
M40 J9	10	12
M4 J13	24	25
Reading	27	45
Birmingham	60	70
Central London	60	80

Cycling	miles	mins
Oxford Station	1	6
Oxford city centre	1.7	10

Walking	miles	mins
Seacourt Park & Ride		5
Oxford Station	1.2	15
Oxford city centre	1.5	20



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///sport.mostly.bikes

Rent

The property is available by way of a new effective full repairing and insuring lease. Rent upon application.

Business Rates

Available upon application.

VAT

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.

Viewings

Viewings strictly by appointment with the joint sole letting agents.



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