

TO LET - OFFICE

# SECOND FLOOR

234 Botley Road, Oxford, OX2 0HP



## Key Highlights

- 3,104 to 8,192 sq ft
- West Wing is fitted to Cat A+ specification
- Raised floors
- Good car parking provision
- East wing is fully fitted and furnished
- Air-conditioned offices
- LED Lighting
- Flexible leases available

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## Description

234 Botley Road is a multi-let office building which was refurbished in 2019. The ground floor comprises a car show room.

The available offices are situated on the 2nd floor of the building and is split into two wings - East and West. The two offices are available separately or combined.

There is a central lobby between the two suites containing male and female WCs.

## Location

The property is situated on Botley Road, which is the main arterial route into Oxford from the West. The property is adjacent to the Seacourt Park and Ride and opposite the Botley Road Retail Park.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - West Suite	3,104	288.37	Available
2nd - East Suite	5,088	472.69	Available
<b>Total</b>	<b>8,192</b>	<b>761.06</b>	

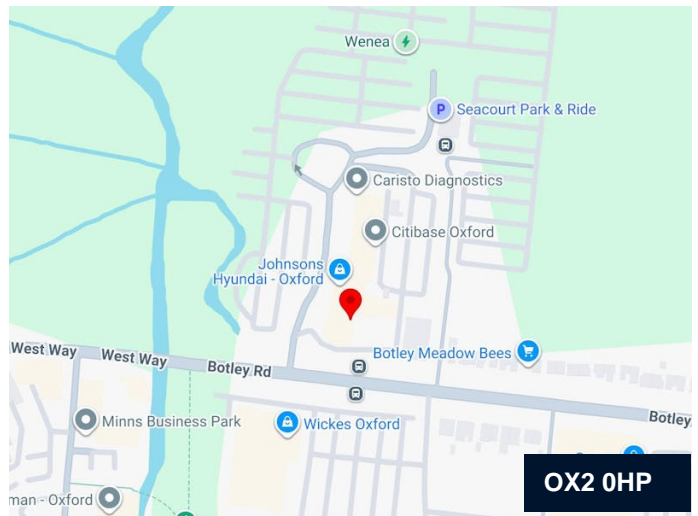
## Specification

The East wing is fully fitted and furnished and provided plug and play space for quick and hassle free occupation. It comprises a large open plan work space plus 4 meeting rooms in a range of sizes; a large kitchen/break out area, storage and server rooms. 42 desks (complete with connected data cabling), shelving, meeting booth and break out furniture are all provided.

The West Wing is provided in Cat A+ condition. It comprises a large open plan work space, 3 meeting rooms and data cabling remaining in situ.

## Business Rates

Rates payable: £9.82 per sq ft  
(based upon Rateable Value: £145,000)



## Contact

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