

AIR-CONDITIONED OPEN-PLAN OFFICE SUITE

TO LET - FLEXIBLE DEALS AVAILABLE

2,885 sq ft (267.65 sq m)

**1st Floor, Victory House
116-120 London Road
Headington
Oxford**



Location

The office is located in the centre of Headington, one of Oxford's busiest districts. The property is situated at the junction of London Road and Windmill Road offering access to the surrounding shops and amenities. London Road provides easy access to London and the M40.

Description

The first floor office suite consists of carpeted open plan office space and benefits from perimeter and under-floor trunking, a suspended ceiling, air conditioning, strip lighting and kitchenette facilities.

The property is accessed from Windmill Road. Entry is electronically controlled with the suite accessible via a lift or rear stairwell. Car parking may be available by negotiation.

Floor Area

The first floor suite comprises an area 2,885 sq ft (267.65 sq m).

Lease

A sublease is available on an effective FRI basis for a term expiring 23rd December 2012. Terms beyond this are available by negotiation.

Rent

£9 per sq ft per annum

Rates

£13.69 per sq ft per annum (2010 RV £39,500)

Service Charge

A service charge will be levied to cover shared costs.

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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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