

FOR LEASE


Strategically Located, Grade A, Fitted, Modern Offices with Fit Out & Furniture



InnovOx, Oxford Technology Park

Kidlington, OX5 1GN

Summary

- Located Opposite London Oxford Airport 
- Fitted Modern Office Suite
- BREAM "Excellent"
- Superb transport links
- Fully Raised Access Flooring
- Air Conditioning
- Suspended Ceilings with integrated LED lighting
- 25 Parking spaces with EV charging available
- **Extensive and quality Fit Out with Furniture**
- Great value against Oxford Ring Road rents

Accommodation

Part 2nd Floor
7,068 SQ FT
656.64 SQ M

AGENTS

 **Vail
Williams**
01865 597222

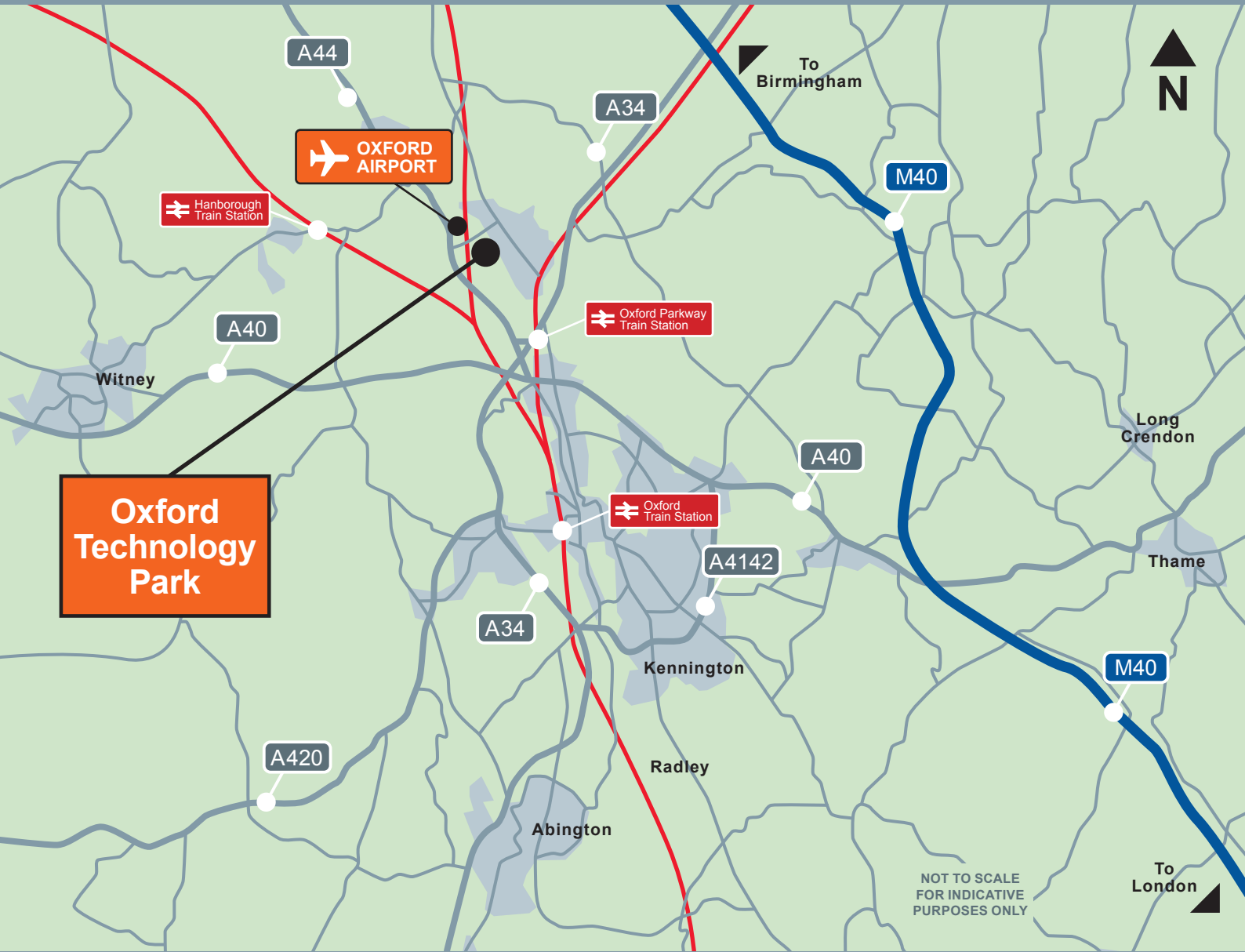
white
commercial.co.uk
01295 271000



Location

InnovOx sits prominently at the entrance to Oxford Technology Park in Kidlington and offers exceptional connectivity to Oxford and the wider regional transport network being situated directly adjacent to London Oxford Airport. It is conveniently located to the north of Oxford, a short drive from Oxford Parkway Station, which in turn provides frequent rail links to London and other major destinations. Additionally, the Park is 12 miles north of Oxford city centre, making it an ideal hub for businesses seeking accessibility and visibility.

Location





Description

InnovOx was completed in 2022 and, whilst the space is currently fitted-out as a ready to occupy office, it also benefits from a high quality, lab ready, specification including:

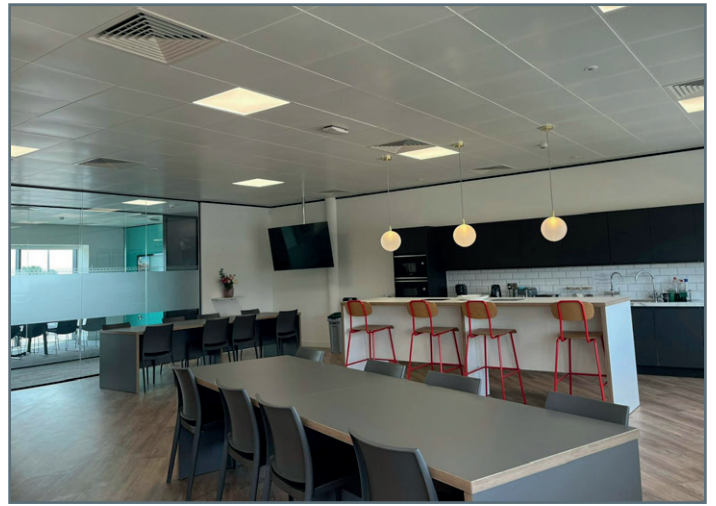
- 4.2m slab to slab height
- Air Conditioning
- Raised access floors, with floor boxes
- Metal tile suspended ceilings with LED lighting
- Lab Enabled
- Over-sized 17 person passenger lift suitable for lab equipment
- 3 phase electricity supply
- Generous service provision via ducts and risers

Beyond this, the suite is currently laid out as a mixture of open-plan and partitioned accommodation providing excellent flexibility of use throughout, all enhanced by an abundance of natural light through expansive glazing. Office furniture within the space is available as part of a transaction with a full inventory to be confirmed.

The fitout was completed during 2022 but has had very limited use and as such remains in excellent condition.



Located Opposite Oxford Airport



Large Employee Breakout Area



Well Lit Corridor



Sleek Common Area

Further Information

Rent: £197,900 per annum

Rateable Value: £160,000
(£12.56 per sq ft payable)

Service Charge: TBC

EPC Rating: This property has been graded as A (22)

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment only with the joint sole letting agents.

Terms

The suite is available by way of assignment, sub-lease or a new lease, subject to Landlord's approval.

Service Charge

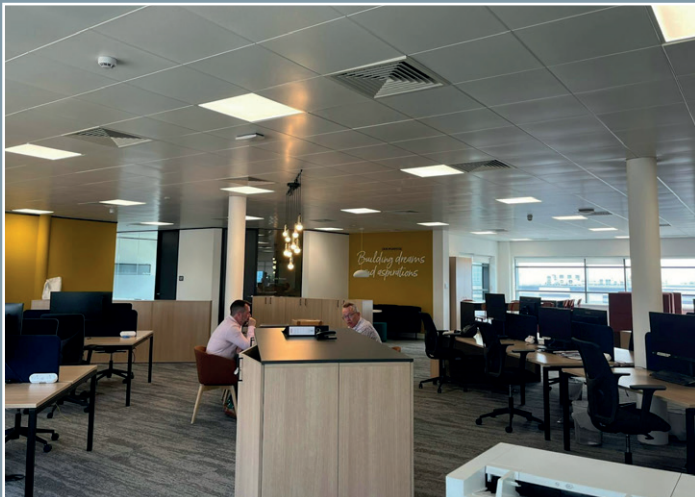
A service charge is payable to cover the external building and common parts. Further details available upon request.



Plentiful Car Parking



Bright Space



Fit out and Furniture



Modern Striking Building



Electric Car Charging



Board Rooms



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