



To Let

Flexible office space available in one of Oxford's premier innovation parks

- High quality Grade A building with LED lighting, raised floors and suspended ceilings
- Self-contained top floor with potential of having fully furnished floor
- Fully managed building with security and reception team
- Outstanding parking ratio 1:245 sq ft

Building 9600

9600 Garsington Road, Oxford, Arc Oxford, OX4 2SJ

22,552 sq ft

2,095.15 sq m

Reference: #188181

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Summary

Available Size	22,552 sq ft / 2,095.15 sq m
Rates Payable	£10 per sq ft Estimated
Service Charge	£8.50 per sq ft estimated
EPC	C (58)

Description

Building 9600 is a modern Grade A office building comprising 64,223 sq ft arranged over ground and two upper floors situated on Oxford Business Park. JLL are instructed to market the whole of the 2nd floor and can offer flexible terms. Part floor lettings will be considered.

Location

Building 9600 is situated on Oxford Business Park, one of the most established research parks in the region. The mixed-use business park is a UK leader in Research and Development and is home to a range of occupiers, from; OMass Therapeutics to Oxbotica.

The park itself covers 88 acres and is 2.5 miles south east of Oxford City Centre and is easily accessible via the Oxford ring road.

By road Oxford is well connected with the A40 and A34 providing direct access to the M40 and M4. Public transport to London by train in under an hour and to Reading in 22 minutes.

The international airports of Heathrow and Luton are within an hours drive.

Amenity offerings on the park include; David Lloyd gym, Premier Inn hotel, restaurants and Bright Horizon Nursery. In addition, Spires House is positioned close to 'Oxford Works' which has a café, restaurant, rooms for hire and fitness classes and the 'Oxford Factory' Restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	22,552	2,095.15	Available
Total	22,552	2,095.15	

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