

Grade A offices
11,763–23,530 sq ft
TO LET

spireshouse.co.uk

**SPIRES
HOUSE**

OXFORD BUSINESS PARK



LOCATION

Spires House is located on the southern side of Oxford Business Park 3 miles southeast of Oxford city centre.

Oxford Business Park lies just off the A412 Oxford ring road, which provides excellent access to the M40, A40 and A34.

The park features a landscaped environment complete with cycle paths and water features and has 24-hour onsite security.

The local area provides an outstanding range of amenities including:

- 24 hour Tesco superstore & petrol station
- Premier Inn Hotel
- Longwall restaurant
- Kidsunlimited day nursery
- David Lloyd Racquet & Health Club
- Marks & Spencer
- Boots
- Next
- Mothercare





ABOUT

The available accommodation is on ground and second floors and has been comprehensively refurbished to Grade A specification to provide modern, flexible accommodation.

The specification includes:

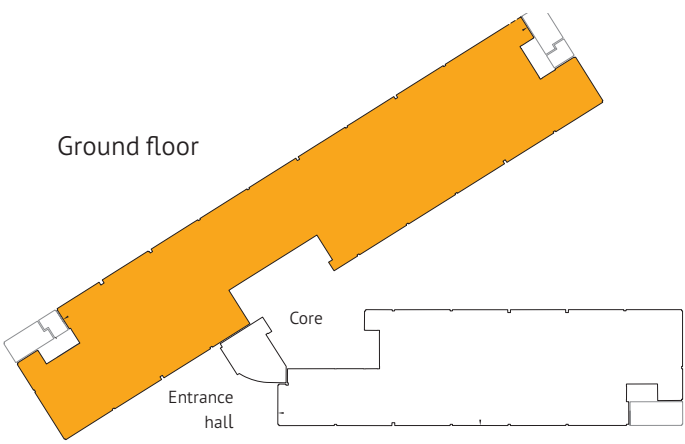
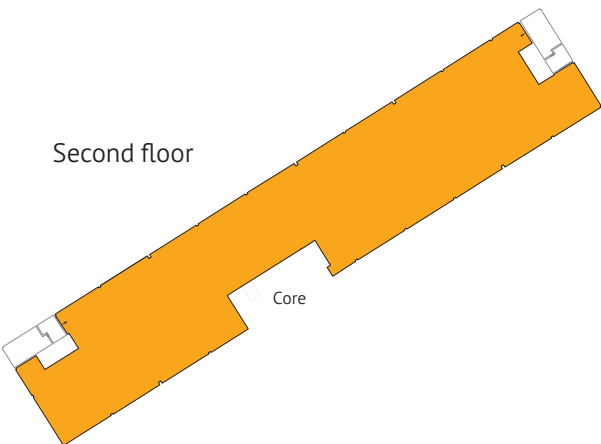
- Efficient floorplates
- Natural displacement ventilation system
- Full access raised floors
- Suspended LED lighting
- 2 x 10 passenger lift
- Excellent parking ratio of 1:214 sq ft (55 parking spaces per floor)
- Secure bicycle stores
- EPC: B (49)

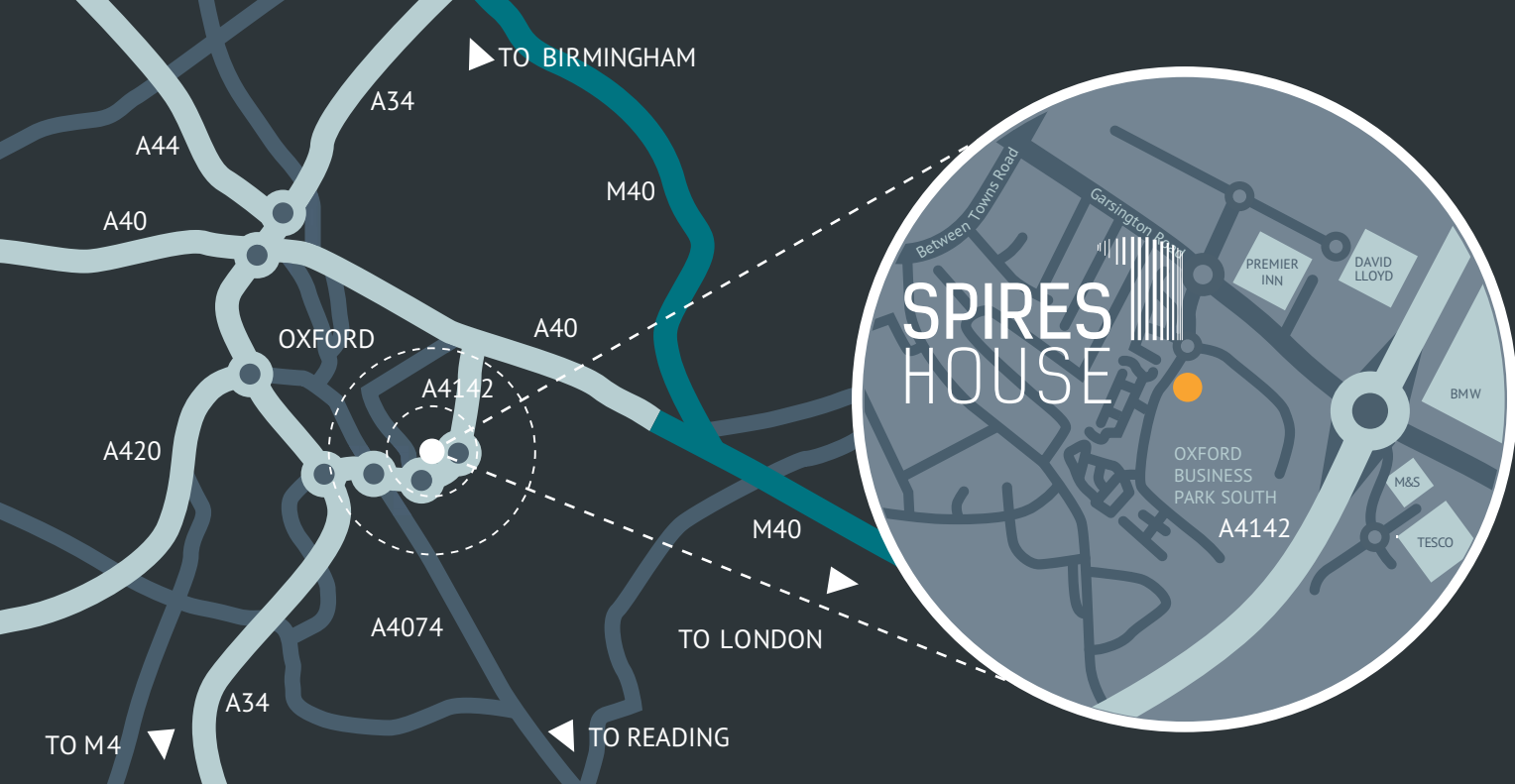


ACCOMMODATION

Floor	sq ft	sq m
Ground	11,767	1,093
Second	11,763	1,093
Total	23,530	2,186

NIA





Destination	Time	Distance
Birmingham	1 hr 25 mins	66 miles
London	1 hr 30 mins	60 miles
Manchester	2 hr 59 mins	156 miles
Nottingham	2 hr 3 mins	103 miles

TRAVEL

Road

- J8 M40 (7 miles) and J13 M4 (24 miles)
- A34 & A40 providing excellent access to the M40, M4 and national motorway network
- Direct access from Eastern Bypass (A4142)

Rail

- 2 miles to Oxford Railway Station

Bus

- A regular bus service to/from Oxford City Centre and railway stations
- Service every 5 minutes
- Regional bus service which serves the surrounding areas

Air

- International airports of Heathrow, Stansted, and Luton are all within an hour's drive
- Oxford Airport and new business terminal close by.

Bicycle

- Travel 'green' with a network of cycleways and footpaths throughout Oxfordshire.



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