

Meridian House, Weston Business Park, Nr Bicester, OX25 3SX To Let – 2,098 sq ft - Quality Self Contained Office Building



Sq Ft	Sq M	Current Use	Rent Per Annum	Building Insurance PA	Service Charge PA	2023 Rateable Value	EPC
2,098	194.95	Class E	£31,500	£645.36	N/A	£29,750	E - 107

Location

Meridian House comprises a modern self-contained two storey office building located on Weston Business Park located on the B430 which connects the Oxford to Bicester A34 with Junction 10 of the M40.

Weston Business Park provides good access to Bicester and Oxford within a business park environment. Other local occupiers include Continental Landscapes, P A Turney, Sigmavision, The Old Flight Centre, Weston Manor Hotel Oxford and Bicester Golf Club with Bicester Village only a ten minute drive.

Description

Meridian House comprises:

- A mixture of individual and open plan accommodation
- Suspended ceilings and inset fluorescent lighting
- A Server room with Cat 5 cabling throughout
- A full height ground floor roller shutter door
- Heating via electric night storage heaters
- Kitchenettes provided to both ground and first floors
- 10 dedicated car parking spaces

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease, at a rental of £31,500 per annum, exclusive of other outgoings and subject to contract.

We are advised VAT is payable.

Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Floor	Sq M	Sq Ft
Ground	Lobby/Reception	82	88
	Offices	76.8	827
First	Lobby	14.2	152
	Offices	95.8	1,031
Total		194.95	2,098

Services

All main services are provided to the property, excluding gas. None of the above services have been tested by the agents.

Business Rates

The Rateable Values for the premises is £29,750. This is not what you pay, further information is available from White Commercial or via the local authority.

Building Insurance/Service Charge

See above table (based on 22/23 figures). There is no service charge payable.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

www.whitecommercial.co.uk | 01295 271000

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. April 2023.