

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	Service Charge PA	Building Insurance PA	2023 Rateable Value	EPC
2,098	194.95	Class £	£31,500	N/A	£645.36	£29,750	E - 107

Location

Meridian House comprises a modern and self-contained two storey office building located at Weston Business Park on the B430, connecting the Oxford to Bicester A34 with Junction 10 of the M40 London to Birmingham Motorway.

Weston Business Park has good access to both Bicester and Oxford and is situated in a quality 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, also with Bicester Village only a ten-minute drive.

Description

Meridian House comprises:

- A mixture of individual and open plan office accommodation
- Suspended ceilings with LED panel lighting and spotlights/uplighters
- Cat 5 cabling throughout with server cupboard
- A full height ground floor roller shutter door (currently covered over)
- Heating via brand new 2KW Consort panel heaters
- 3x Kitchenettes provided to both ground and first floors
- 10 dedicated car parking spaces

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

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.

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 Value 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

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Chris White

Harvey White

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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. November 2024.