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## SIGNAL COURT HORIZON TECHNOLOGY PARK OLD STATION WAY, EYNSHAM OXFORDSHIRE OX29 4TL

**B1(a) Business - Offices**  
2,200 sq ft (204.38 sq m) to  
9,785 sq ft (909.05 sq m)

### TO LET

**Self contained office available as whole,  
by floor or by suite.**

Signal Court is part of Polar Technology's Horizon Technology Park, home to Lentus Composites and SST Technology.

#### In Brief

- Prominent detached office
- Impressive central double height entrance core
- Highly flexible accommodation
- Good natural light
- 27 parking spaces

## Location

Horizon Technology Park is located 0.4 miles to the South of Eynsham just off the B4449 Stanton Harcourt Road and has excellent communication links via the A40 link to Oxford 6 miles to the East and Witney 6 miles to the west. The A40 also links to the A34, which provides direct access to the M4 and M40.

Eynsham has an established business community with notable occupiers including Siemens Healthineers, Magnet Technology and the Polar Technology group of companies.

## Description

Signal Court is a self-contained office building facing the entrance to the Technology Park.

The offices are arranged over ground and first floors centered around the double height entrance core.

The offices have been fitted out to provide a mixture of open plan and partitioned offices along with meeting rooms and dedicated server room.

The office can be let as a whole or split by floor or alternatively be let on a suite-by-suite basis.



Accommodation	sq ft	sq m
Ground Floor	5,266	489.22
First Floor	4,519	419.83
<b>Total</b>	<b>9,785</b>	<b>909.05</b>

Measured in accordance with IPMS 3

### Additional information

#### Terms

Signal Court is available by way of a new effective full repairing and insuring lease for term of years to be agreed.

#### Rates

Details on request

#### Service Charge

There is a contribution towards the estate and building service charge, details on request.

#### EPC

C – 63 (Ground Floor)

E – 124 (First Floor)

#### Value Added Tax

All terms are exclusive of VAT where applicable.

#### Legal Costs

Each party to bear their own legal costs.

#### Postcode

OX29 4TL

#### Enquiries

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**Subject to Contract August 2020**

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