



High Quality Offices in self-contained building located within close proximity to Oxford City Centre and Oxford Parkway railway station.

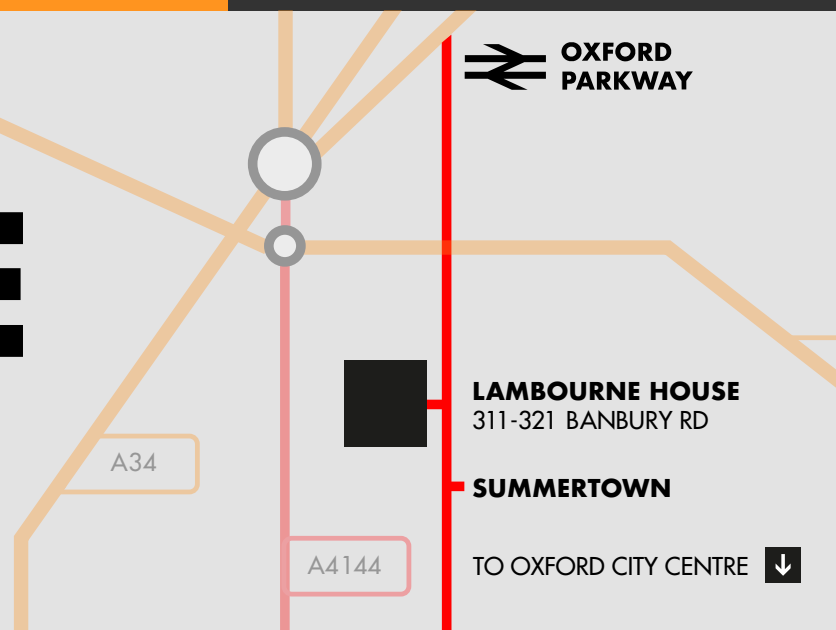
Undergoing complete refurbishment to a Grade A specification. To be let as a whole or floor-by-floor

3,615 – 13,219 sq ft

335.8 - 1228.1 sq m.

LAMBOURNE HOUSE

Lambourne House,
311-321 Banbury Road,
Oxford, OX2 6JZ





LAMBOURNE HOUSE will offer high quality Grade A office accommodation located in North Oxford. It benefits from being on the edge of Summertown with amenities within short walking distance.

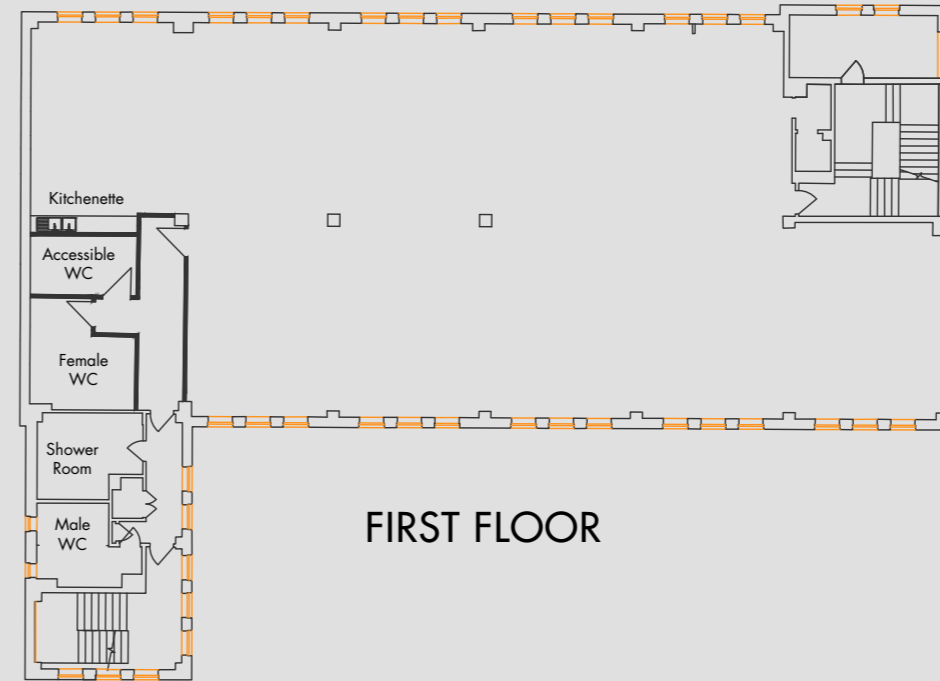
The office is situated in a prominent position on the Banbury Road, a popular access route to the centre of Oxford and therefore benefits from excellent public transport links into the City Centre and to Oxford Parkway, as well as its proximity to the A40 Ring Road.

There is car parking on-site for approx. 21 vehicles, accessed via a private entrance.

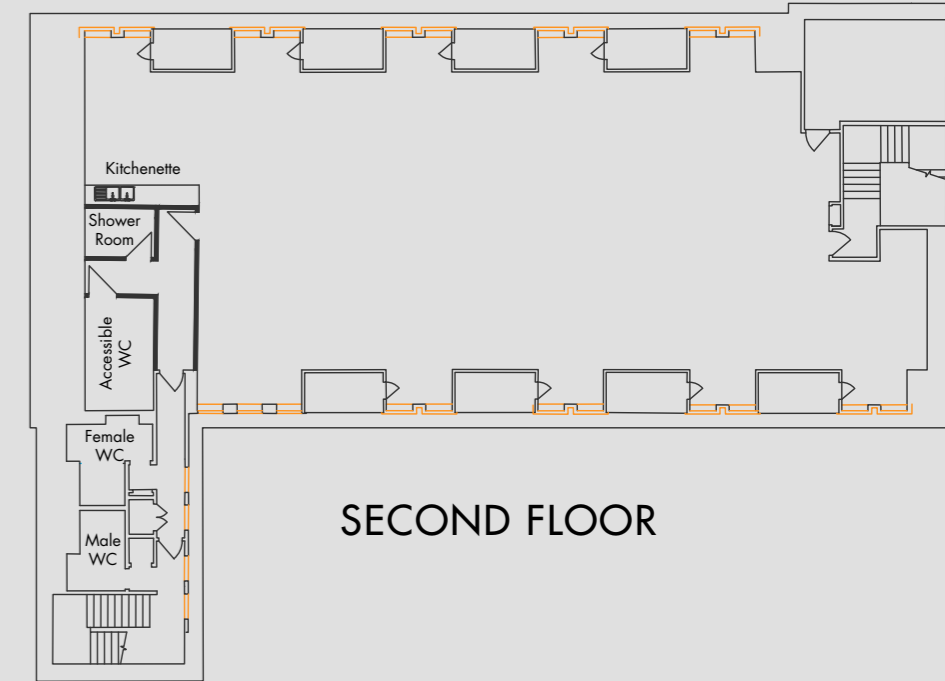
The building is undergoing an extensive refurbishment with internal accommodation offering open-plan, flexible office space arranged over ground and two upper floors.

SPECIFICATION

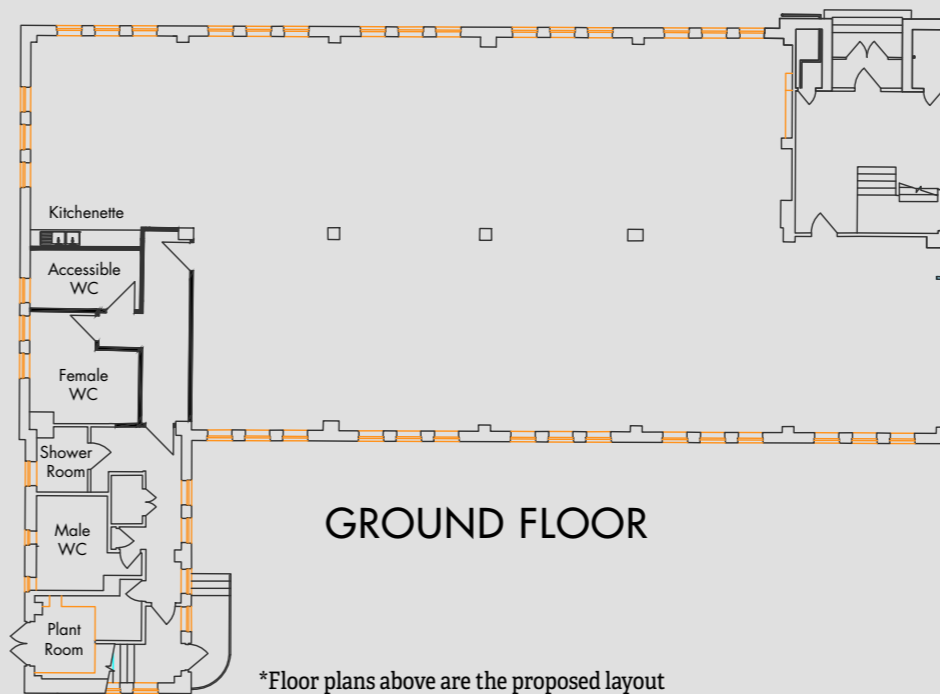
- Comprehensive refurbishment to open plan office
- New front reception and entrance
- Suspended ceilings
- New heating / cooling systems
- New LED lighting
- Cycle storage
- New WCs, shower & changing facilities
- Car-parking
- New video intercom access control
- Fob security system



FIRST FLOOR



SECOND FLOOR

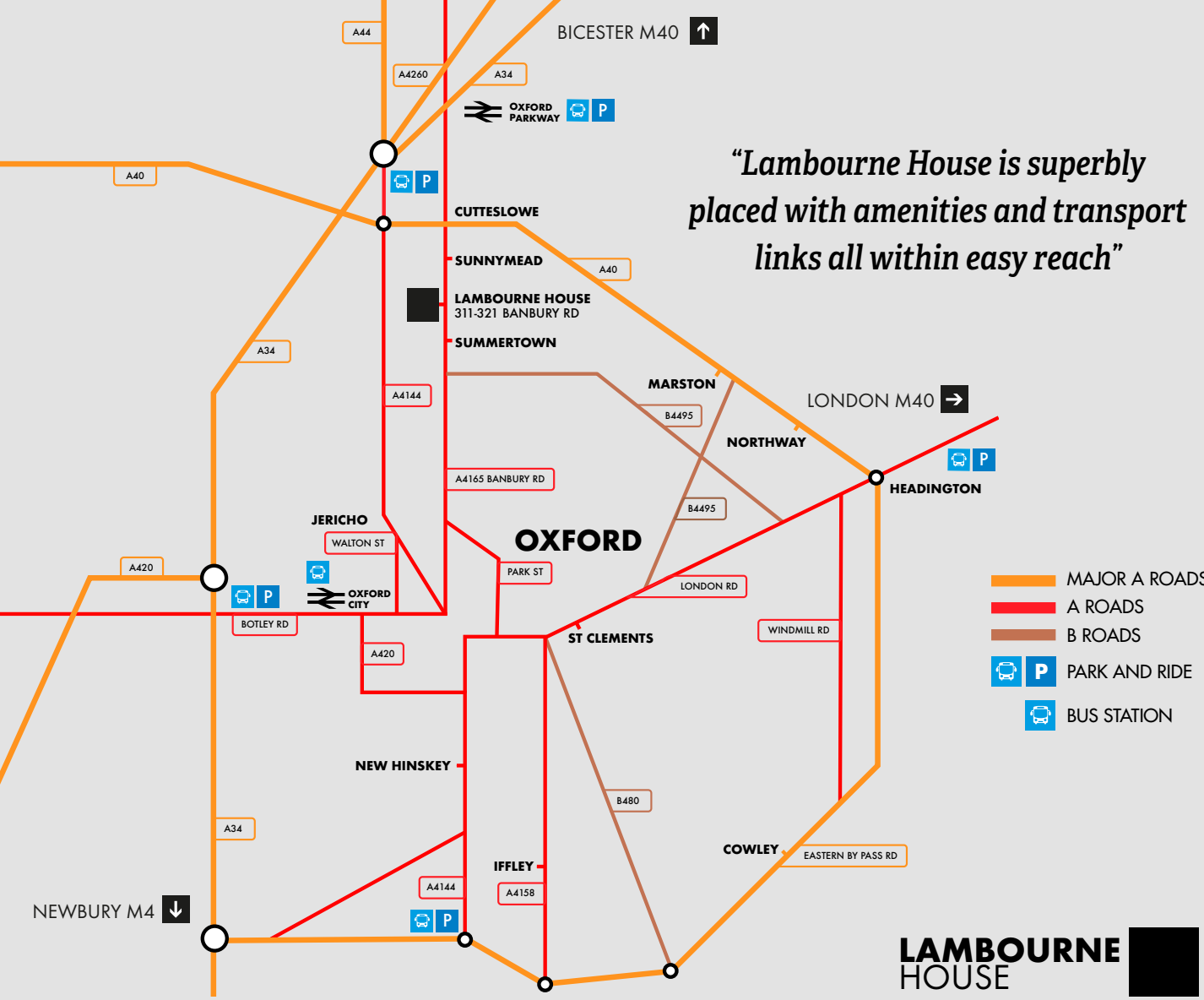


GROUND FLOOR

*Floor plans above are the proposed layout

ACCOMMODATION	SQM	SQFT
Ground Floor	453.2	4,878
1st Floor	439.1	4,726
2nd Floor	335.8	3,615
Total	1,228.1	13,219

*Floor areas taken from Architect's plans and measured to IPMS 3 standard.



LOCATION

The office benefits from good road, rail and bus links and is located less than 2 miles to Oxford City Centre along Banbury Road. The office is within walking distance of all amenities in Summertown in North Oxford. There are regular bus routes servicing the City Centre, and both Oxford and Oxford parkway railway stations.

Oxford Parkway provides regular services to London Marylebone in an average journey time of 1 hour 8 minutes and to Birmingham New Street in a time of 1 hour 28 minutes.

The A34 runs to the north and west of the city and links to junction 9 (Bicester) of the M40 circa 8 miles to the north. Junction 13 of the M4 is 20 miles to the south (Newbury).

TERMS

Available by way of pre-let as a whole or by individual floor. New Lease to be agreed on effectively full repairing and insuring terms. Terms on application.

COSTS

Each party to bear their own legal costs.

EPC

EPC rating C.

VAT

All terms are exclusive of VAT.

CONTACT



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IMPORTANT NOTICE: the agents and their clients give notice that:

1. They have no authority to make or give any Development Manager representative or warranties in relation to the property. These particulars do not form part of any offer or contract & must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and nor have any services, equipment or facilities been tested. Purchasers/lessees must satisfy themselves by inspection or otherwise.
3. All prices/rents quoted are assumed to be exclusive of VAT, Service Charge and Rates.
4. An Energy Performance Certificate will be made available upon request.

Subject to contract July 2021