



12C & 12D ASHURST COURT

London Road, Wheatley, Oxford OX33 1ER



DESCRIPTION

12c & 12d Ashurst Court form separate office suites, that can be occupied either individually or combined together, within an attractive and well located business park providing high quality office space complementing the existing traditional buildings. The units benefit from a shared entrance lobby together with stairs and a platform lift to the first floor. Features include:

- Exposed timber beams.
- Cat 2 Lighting
- Mixture of perimeter trunking and floor boxes.
- Comfort heating and cooling system.
- Intruder alarm.
- Fibre optic high-speed broadband.
- Male, female and disabled WC facilities.
- Generous car parking.

ACCOMMODATION

The two units combined give a Net Internal Floor Area of 1,215sq.ft/112.93sqm (Unit 12c 584sq.ft NIA & Unit 12d 631sq.ft NIA). The configuration provides flexibility to occupy single or both units together. The property benefits from dedicated parking spaces to the front of the unit with access to a generous overflow car park to the rear of the Ashurst Court site.

LOCATION

Ashurst Court is conveniently situated in a semi-rural setting off the London Road to the east of the South Oxfordshire village of Wheatley, which has a wide range of facilities including an Asda superstore, petrol station, shops, post office, pubs and a Travelodge. The site is well located with easy road access to the M40 motorway and local towns as follows:

- M40 junction 8/8a (1 mile)
- Oxford (6 miles).
- Thame (8 miles).
- London (50 miles)
- Birmingham (70 miles).
- Haddenham (10 miles)

PUBLIC TRANSPORT

Railway Stations can be found at Oxford and Haddenham & Thame Parkway with access from Ashurst Court by road or a regular bus between Oxford and Aylesbury (Arriva 280 service). There is also a regular bus service (Bus 280 by Arriva) between Oxford and Aylesbury, stopping at Ashurst Court, Oxford Rail Station and City Centre, Headington, Wheatley, Thame & Haddenham, with a regular train service to Marylebone.

DIRECTIONS

Leave the M40 northbound at junction 8a, proceed straight over the roundabout leaving the Motorway Service Area on your left. Head towards Oxford on the A418 and bear left across the bridge over the A40 dual carriageway. Turn immediately right after crossing the bridge, signposted to Wheatley. Proceed towards Wheatley past the turning to Great Milton and Ashurst Court can be found immediately on the left hand side.

SERVICES

Mains water and electricity are connected to the units. Foul drainage is to a Klargester Biodisc system which is maintained by the Landlord. Fibre optic high-speed broadband connected.

RENT

An initial rental of £25/sq.ft per annum exclusive of VAT.

TERMS

The units are available by way of full repairing and insuring leases of negotiable terms for office use or other use subject to planning. The offices are available from September 2025 or earlier by negotiation.

SERVICE CHARGE

An Estate Service Charge is payable together with a Building Service Charge to cover communal areas. Further information is available on request, from the agents.

VAT

All terms quoted are exclusive of VAT where payable.

BUSINESS RATES

Rateable Value for the combined units is approximately £23,000.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

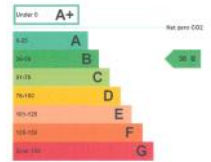
VIEWINGS



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Energy rating and score

This property's energy rating is B.



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