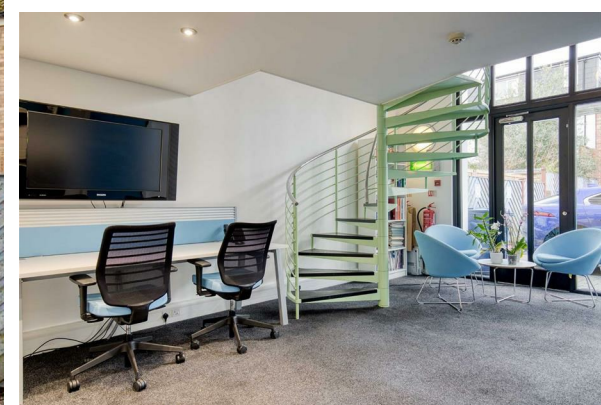


west
THE PROPERTY CONSULTANCY

TO LET

The Studio, 28 Grove Street, Summertown, Oxford, OX2 7JT

£2,333 Per Calendar Month



- Iconic Office Building / Suite
- Discreet Summertown location
- 2 x Parking spaces + Parking permits
- Fully air conditioned
- Reception space
- Meeting / Board Room
- Coffee lounge
- Integrated steel kitchen
- Glass lobby with 2 x WC's
- Large mezzanine main office

SUMMERTOWN (OXFORD)
City Centre c.2.4 miles Oxford Parkway Station c. 1.9 miles M40 Junction 9 c.6.2 miles

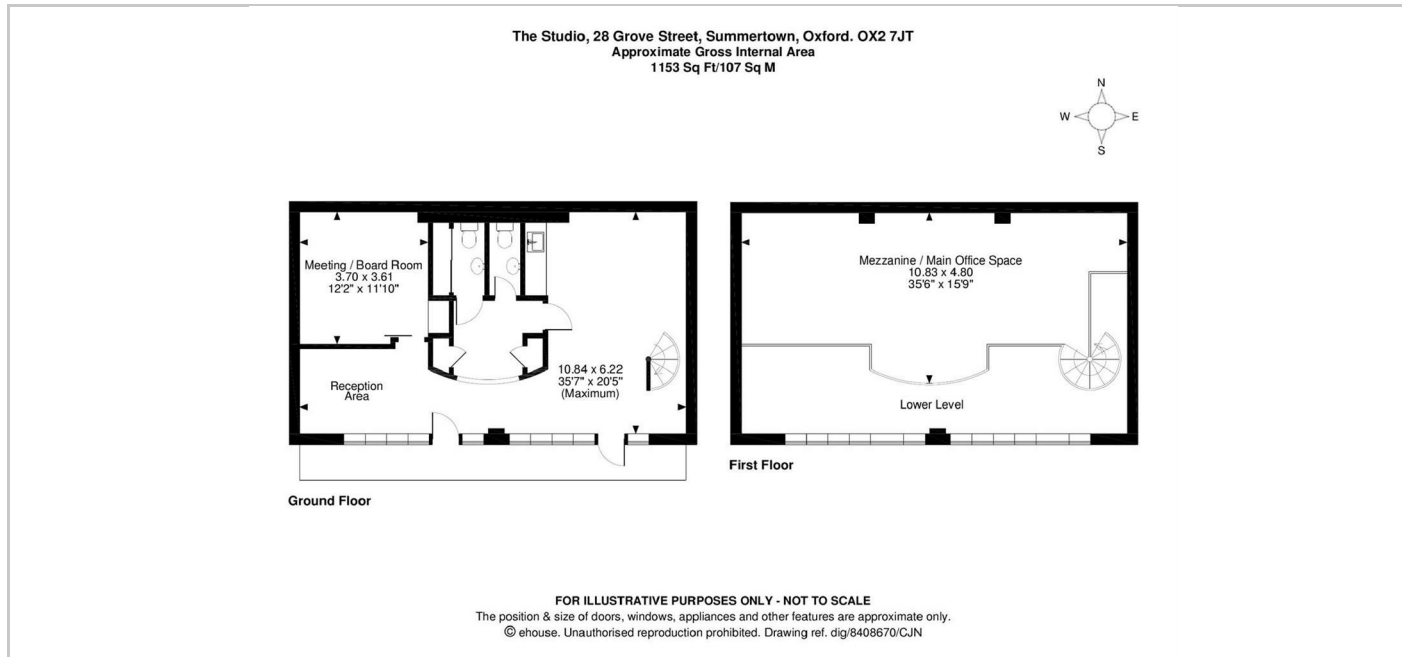
A striking office suite / building, set in a discreet courtyard within this ever popular suburb of the city. The building was intelligently and stylishly developed in 2002 and has an iconic look that completely sets it aside from other offices of this scale. The building is fully air conditioned.
Reception, Glass fronted Meeting / Board Room. Coffee lounge / informal meeting space. Integrated kitchen, Cloaks lobby with 2 x WC's. Large balustraded main mezzanine office area. Dedicated parking + business permit parking. Flexible lease terms offered.
(TOTAL FLOOR AREA: c.1153 sq ft GIA / 912 sq ft NIA)

QUOTING RENT: £27,995 p.a.

THE PROPERTY

A STANDOUT CONTEMPORARY OFFICE BUILDING: Discreetly located in Summertown, Oxford.

A wonderful statement premises for a small to medium size business.



Directions

From the Pear Tree Roundabout A34 intersection proceed towards Oxford to the next (Wolvercote) Roundabout. Take the 2nd exit along Sunderland Avenue to the Summertown Roundabout and take the 3rd exit along the Banbury Road towards Summertown. As you enter Summertown look for the Dancing Dragon Chinese Restaurant on your right, which sits on the corner of Grove Street where you turn right. Half way down Grove Street on your left you will find a courtyard and The Studio (No.28) is located to the rear and identifiable by its iconic steel louvre canopy across the upper front of the building. WHAT3WORDS Co-Ordinate:-
///future.tests.below

SITUATION

Contact: Gavin West
(t) 01865 510000 (e) gavin@west-tpc.co.uk