

TO LET

3140 Rowan Place, John Smith Drive, OX4 2WB

c. 8,000 sq ft to 12,000 sq ft

Fitted lab available on a sublease, or a new lease via a surrender of existing agreement

COREP

AN **NAIUK** COMPANY



SUMMARY

- Fully fitted labs
- High quality fit out
- Meeting rooms available
- Furniture can be included
- Additional office space also available
- Whole building may be available
- Male/female/disabled WC
- Showers
- Plug & Play
- c. 8,000 – 12,000 sq ft
- Assignment / Sublease(STC)
- Price on application

Will Osborne: 07542 282986

Sean Cleaver: 07748 963378

Website: co-rep.com



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.



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LOCATION

ARC Oxford is home to a thriving community of world-class Occupiers and is strategically positioned just off of the A4142 (Eastern Bypass) which provides quick and easy access to the M40 and A34.

The Park offers outstanding lab, co-working, advanced manufacturing and office space. The Park benefits from the Oxford Factory and the Oxford Works. A new, high quality social area, which has a spacious studio for fitness classes, great food, coffee and plenty of space and seating for any number of events, meetings and informal catch ups

The Park is just a few minutes from Oxford’s world-class research institutes, teaching hospitals and universities.

DESCRIPTION

Having been fitted in 2021, the first floor has now become available. The labs are fitted to a high standard as shown in the pictures.

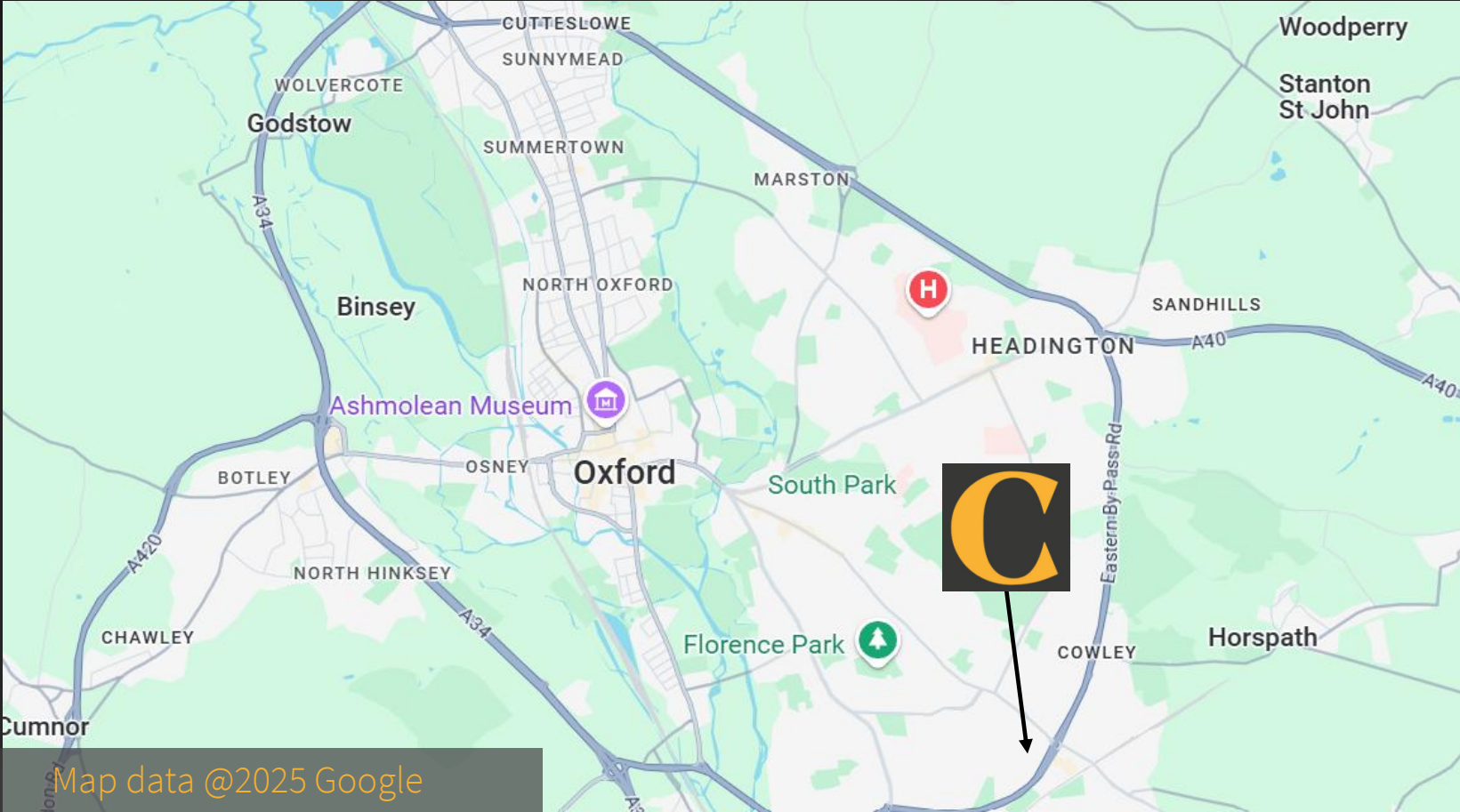
If additional office space is acquired, our client can either split some space on the second floor (subject to a minimum of 3,000 sq ft) whilst also being able to offer communal meeting rooms. The building has a manned reception and offers an incoming tenant with excellent, dry lab space.

The Office Specification Includes:

- Suspended ceiling with a/c
- LED lighting
- Full access raised floor
- CAT 5 cabling
- Allocated parking (exact amount to be agreed)

VIEWINGS

Will Osborne	07542 282986	willo@co-rep.com
Sean Cleaver	07748 963378	seanc@co-rep.com



TERMS

For a term of years to be agreed. The headlease was signed 1st April 2021 for 10 years. The client will consider an assignment of the first floor, a sublease or a surrender / new lease direct with the Landlord. Our client would also consider occupiers who would like to take the whole building. .

Quoting Rent	Business Rates	Service Charge
Upon Application	Upon Application	Upon Application

LEGAL COSTS

Each party to bear their own legal cost.