



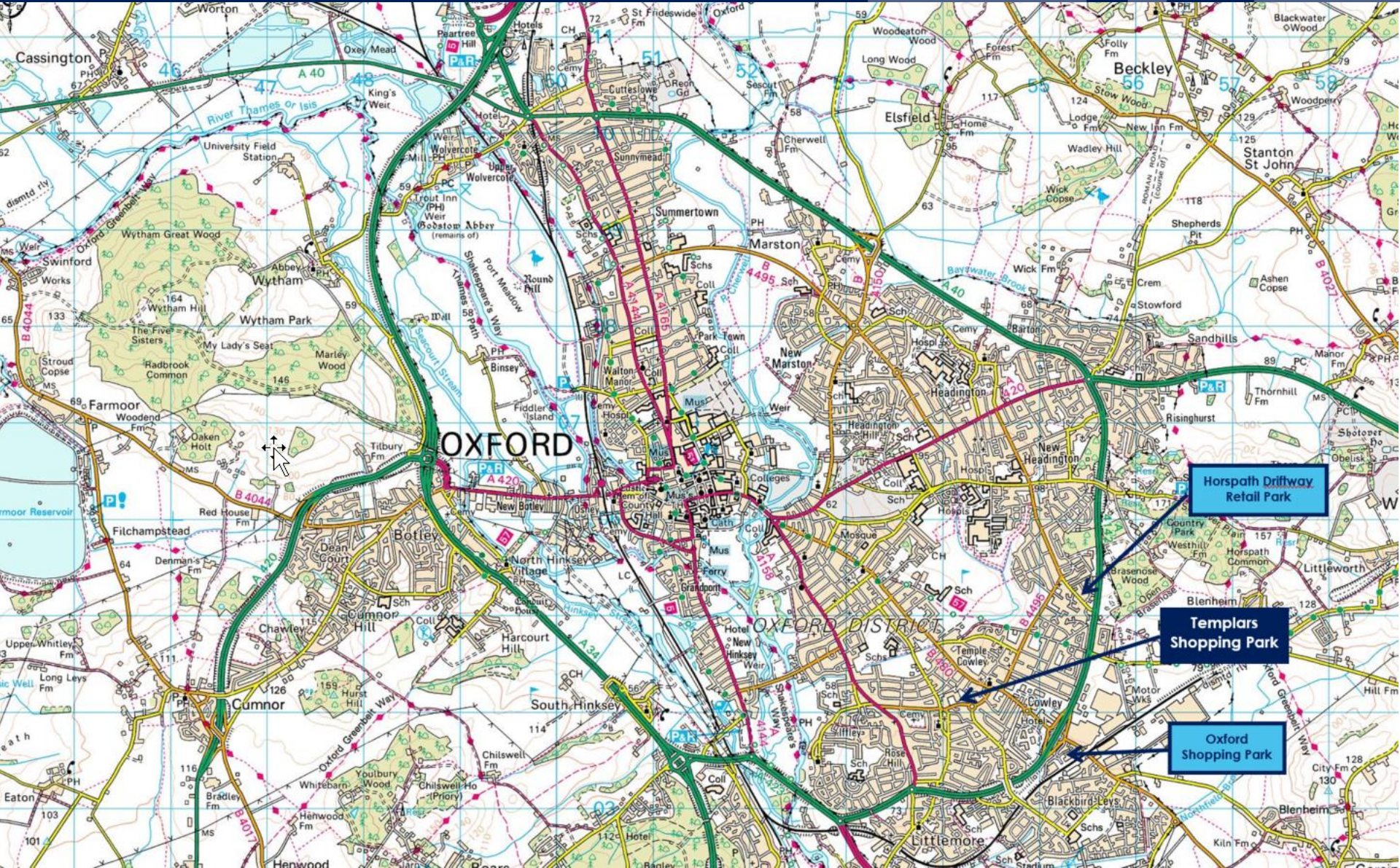
- ❑ 1,943 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting



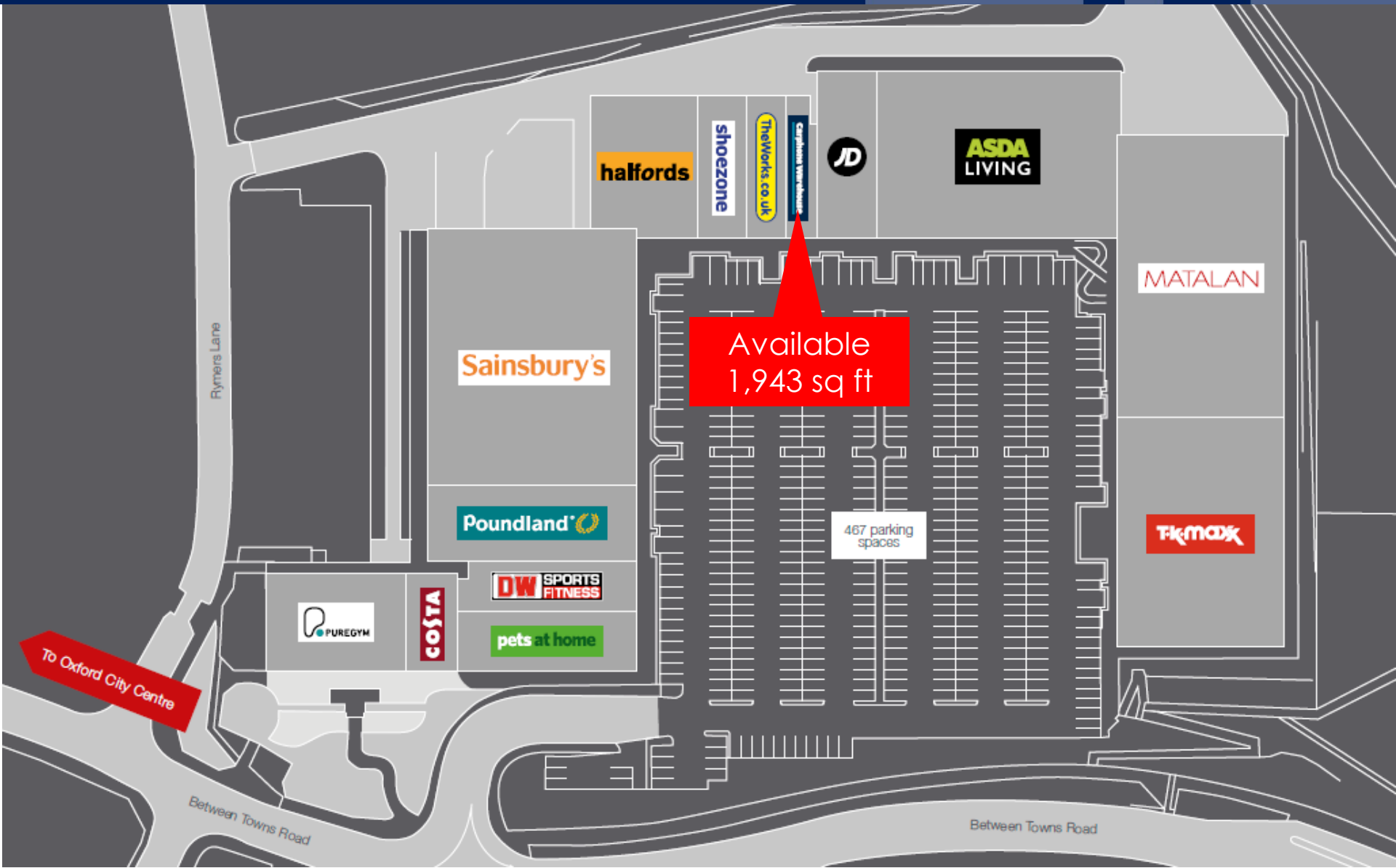
**AVISON  
YOUNG**

**Oxford OX4 3JP**  
Unit 2d, Templars Shopping Park

**Carphone  
Warehouse**







Available  
1,943 sq ft

467 parking  
spaces

To Oxford City Centre

Between Towns Road

Between Towns Road

**Location**

Situated on Between Towns Road in Cowley, a principal suburb 1 mile south east of Oxford city centre.

**Description**

Adjacent to JD and The Works, with other occupiers including Sainsburys, Asda Living, TK Maxx, Matalan, Shoe Zone, etc.

**Size/Availability**

1,943 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

**Lease Terms**

An FRI lease expiring on 14 May 2027. The current rent passing is £72,000 per annum. There is a tenant break option on 14 May 2022.

**Condition**

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

**Planning Consent**

Open A1 non food.

**Rates Payable**

£24,796 per annum. NB: No rates are payable until 1 April 2021.

**Service Charge**

£2,348 per annum.

**Inspections/Further Enquiries**

All inspections/further enquiries are to be arranged through Avison Young.

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