

east point

BUSINESS PARK / OXFORD

Modern self-contained offices
with excellent prominence

100 – 34,000 sq ft

Available for lease
or purchase

Serviced and
managed space
also available



East Point Business Park is an established office development with excellent prominence and easy access to the A4142 Oxford ring road.

East Point has recently been refurbished to provide flexible office accommodation to the highest standard.

The development provides five high quality office buildings situated within mature landscaping with substantial private car parking.

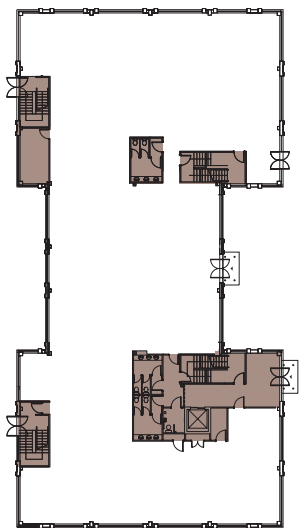
Features

- Fully refurbished business park.
- Grade A accommodation.
- Raised access floors (excluding ground floor Orion House).
- Suspended ceiling with LG3 lighting.
- Comfort cooling/heating system.
- 8 passenger lifts.
- Refurbished male, female and disabled WC's.
- Fully glazed atrium (Sandford Gate).
- Car parking ratio from 1:228 sq ft

Meridian House

Floor	sq ft	sq m
Ground	3,205	297.75
First:		
Office 1	900	83.61
Office 2	1,745	162.12

47 designated car parking spaces.

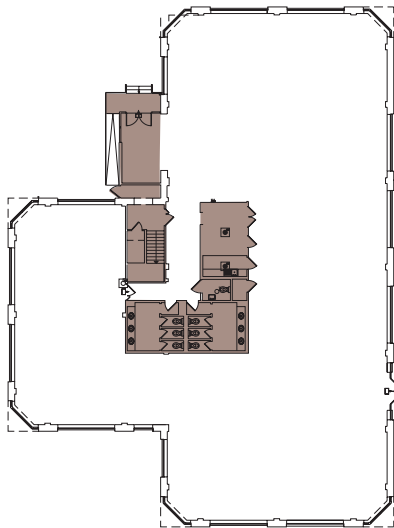


Ground floor

Beaumont House

Floor	sq ft	sq m
Ground	7,103	660
First	7,016	651
TOTAL	14,119	1,311

46 designated car parking spaces.



Ground floor



Clarendon Business Centre

Flexible serviced and managed office space

Clarendon's offer has attracted a number of high profile companies to East Point.

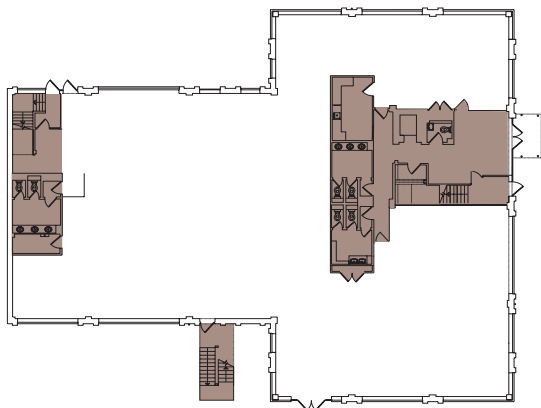
Both office solutions offer a host of benefits including:

- One easy service agreement/contract
- No legal fees
- No capital expenditure
- Dedicated on-site parking
- Access to Clarendon Business Lounge
- Meeting room hire
- Networking opportunities
- Free seminars
- Breakfast meetings and socials

Orion House

Floor	sq ft	sq m
Reception	236	22
Ground	6,187	575
First	6,392	594
TOTAL	12,815	1,191

51 designated car parking spaces.



Ground floor



Serviced Offices

Sandford Gate

Sandford Gate is a three storey building offering all the benefits you would expect from a modern business centre.

- High quality offices
- Suitable for 1 to 50 workstations
- Tailored accommodation available
- Fully inclusive pricing
- In-house reception services offering the highest levels of customer service and on-site facilities management
- Latest range of telecoms and IT available
- Dedicated on-site facilities management
- Meeting room hire

Managed Offices

Heritage Gate

This property offers the ideal solution for companies considering conventional office space. Our managed offices offer all the traditional advantages of a self-contained unit, with the added benefits of instant occupation and flexible terms.

- Monthly pricing including rents, rates, service charges, utilities, building insurance and cleaning of common areas
- Access and benefits of Sandford Gate, incorporating on-site facilities management, business lounge and meeting facilities
- Solutions to IT and telephone requirements are available with minimum lead times



ANGLE
PROPERTY