



# EAST POINT

BUSINESS PARK

## MERIDIAN HOUSE

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Part First Floor 1,723 – 4,599 sq ft - TO LET  
Prominent high quality offices

Eastpoint Business Park, Oxford OX4 6LB

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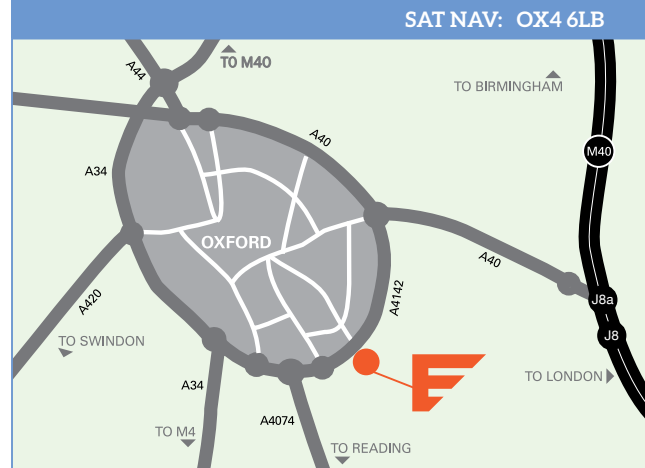
[EASTPOINTOXFORD.CO.UK](http://EASTPOINTOXFORD.CO.UK)



Meridian House is located on Eastpoint Business Park, situated to the south east of Oxford City Centre. The property is located just off the A412 ring road providing excellent access to the M40, A40 and A34.

Nearby bus routes include the Oxford Bus Company (number 5 service) and Stagecoach services (numbers 1, 12 and 12a services).

Eastpoint Business Park has recently changed ownership and subsequently Meridian House has benefitted from a re-vamp of the external elevations and landscaping to the wider Business Park.



### SPECIFICATION

- + Raised access floors
- + Suspended ceiling
- + Comfort cooling / heating system
- + Passenger lift
- + Ample parking

### ACCOMMODATION

The available space is within two suites on the first floor, which are available as a whole or separately.

First Floor	sq ft	sq m
Suite C	1,723	160
Suite D	2,876	267
<b>Total</b>	<b>4,599</b>	<b>427</b>

### TERMS

The property is available by way of a new lease direct from the landlord.

EPC  
D99

### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with joint agent:



[www.lsh.co.uk](http://www.lsh.co.uk)

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