

**1-3 GEORGE STREET**  
**OXFORD OX1 2AR**



**TO LET - OFFICE**  
**4,220 SQ FT**





OXFORD TRAIN STATION

OXFORD BUS STATION

WORCESTER STREET CAR PARK

WESTGATE CENTRE

ASHMOLEAN MUSEUM

WALKING TIME TO OXFORD TRAIN STATION 10 MINS (750M)

CORNMARKET STREET

1-3 GEORGE STREET

RANDOLPH HOTEL

BROAD STREET

RADCLIFFE CAMERA

1-3 GEORGE STREET OXFORD OX1 2AR





1-3



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**4,220 SQ FT**

### Description

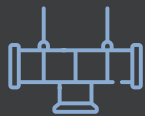
Prominent self contained fully refurbished office building in central Oxford. The offices have undergone a comprehensive programme of refurbishment to provide modern open plan office space with a number of sustainable and environmental features.

## Accommodation

The accommodation comprises of the following net internal areas:

Name	sq ft	sq m
Basement	182	16.91
Ground	1,916	178.04
1st	704	65.36
2nd	710	65.92
3rd	710	65.90
<b>Total</b>	<b>4,222</b>	<b>392.13</b>

## Key Highlights



Exposed service ceiling finish



W/C provision on each floor



Mitsubishi air conditioning system



Motion sensor LED lighting



Salto key fob system



First floor terrace extending to c.630 sq ft



5 person 630kg platform lift serving all floors







PV panels on roof

## OXLEP Funding

Part of the refurbishment works were funded by the Oxfordshire Local Enterprise Partnership. Therefore interested parties will be asked to provide further information about their proposed use, job numbers and training.

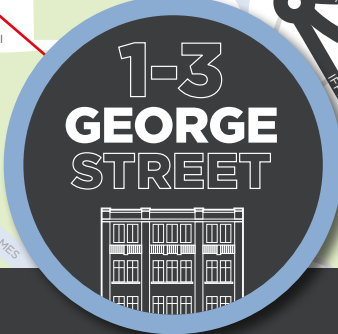
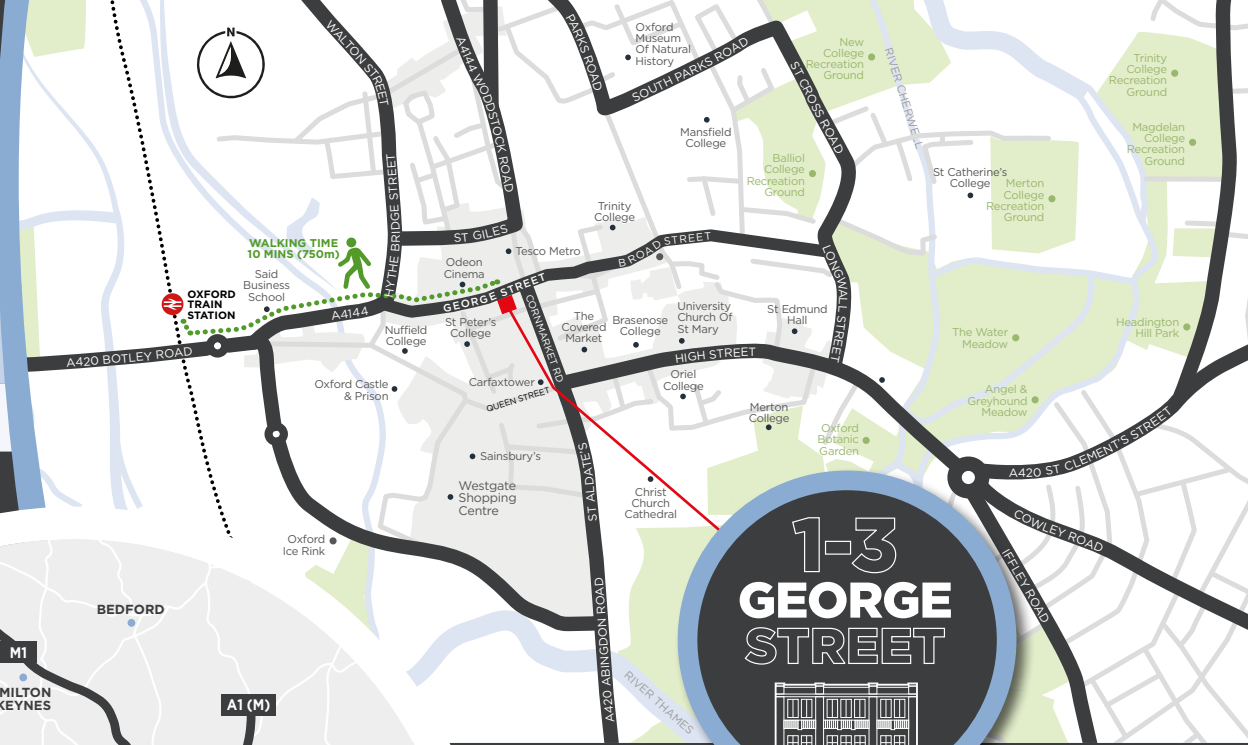


## Transport Links:

	<b>Railway Station</b>	Approximately 750m, walking time 10mins Oxford to Paddington Stn, London 49mins
	<b>Bus stop</b>	George Street (Less than 20m)
	<b>Nearest car park</b>	Worcester Street car park (300m)
	<b>Urban Mobility</b>	Within the e-Scooter zone (Voi)

## Location

Located on the southern side of George Street in Oxford city centre and close to Oxford's central railway station. George Street offers a number of restaurant and café operators on the doorstep as well as Cornmarket Street and Westgate also being nearby.



## Viewings

Viewings to be arranged through sole letting agents.

## Terms

New lease terms to be agreed by negotiation.

## Contact

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