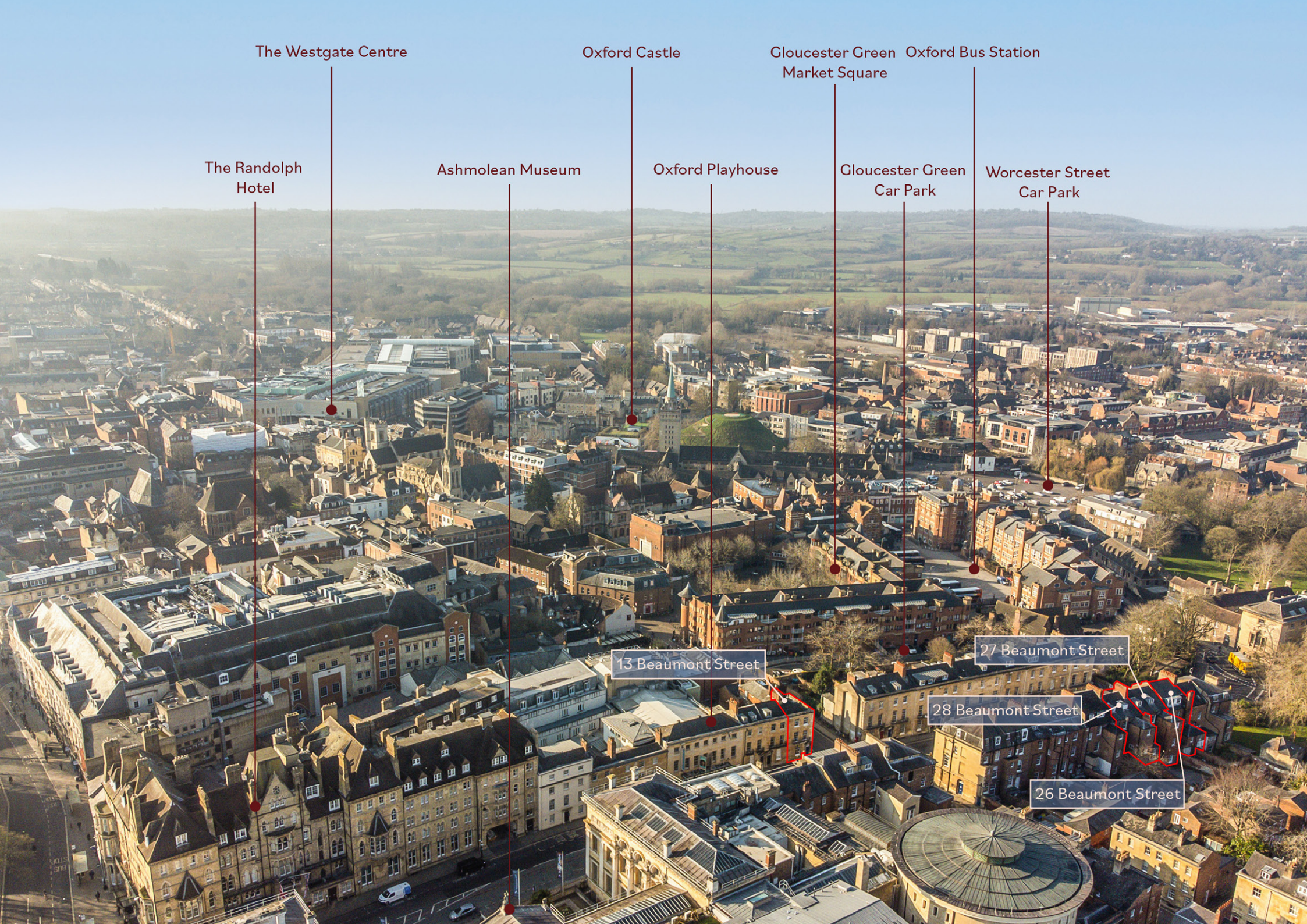


CITY CENTRE OFFICES TO LET



BEAUMONT STREET, OXFORD OX1



The Westgate Centre

Oxford Castle

Gloucester Green
Market Square

Oxford Bus Station

The Randolph
Hotel

Ashmolean Museum

Oxford Playhouse

Gloucester Green
Car Park

Worcester Street
Car Park

13 Beaumont Street

27 Beaumont Street

28 Beaumont Street

26 Beaumont Street

CITY CENTRE OFFICES

- 1,953 to 10,656 sq ft
- Large boardroom
- Rear garden/ courtyard space
- Period features
- Parking available
- Good natural light
- Refurbishment options

Situated on the prestigious 'Beaumont Street' in central Oxford, these attractive, period style buildings all follow a typical period layout over 5 floors with the majority of the office space in good sized rooms with an impressive board room at first floor. The basement is well suited for storage or break out space.

Number 26 Beaumont Street will shortly be commencing a full refurbishment (see indicative images opposite) whilst Number 13 Beaumont Street will benefit from a light refurbishment.

Numbers 27 and 28 Beaumont Street will be available from June 2022 and prospective Tenants will have the option to choose full or light refurbishment options.

Please contact the agents for detailed refurbishment specifications.



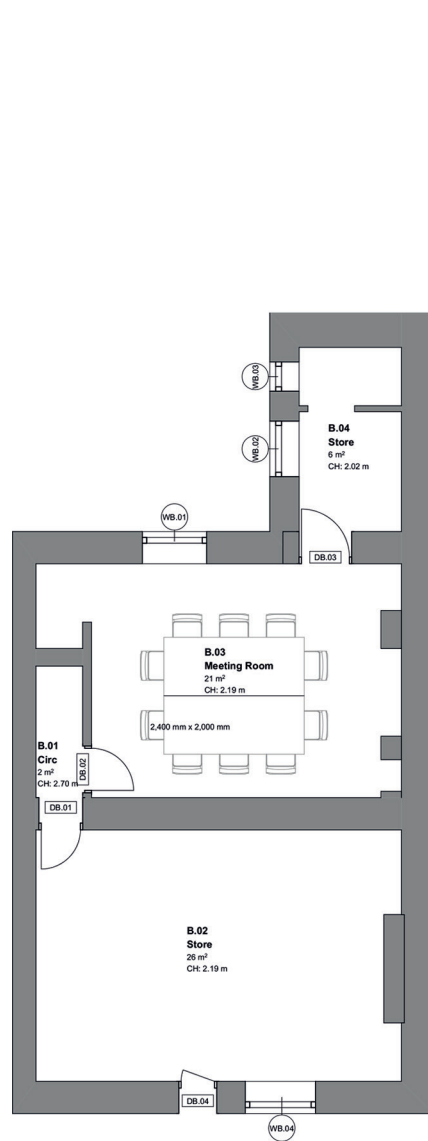
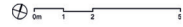
Indicative images of full refurbishment specification (recently completed at 16 Beaumont Street).



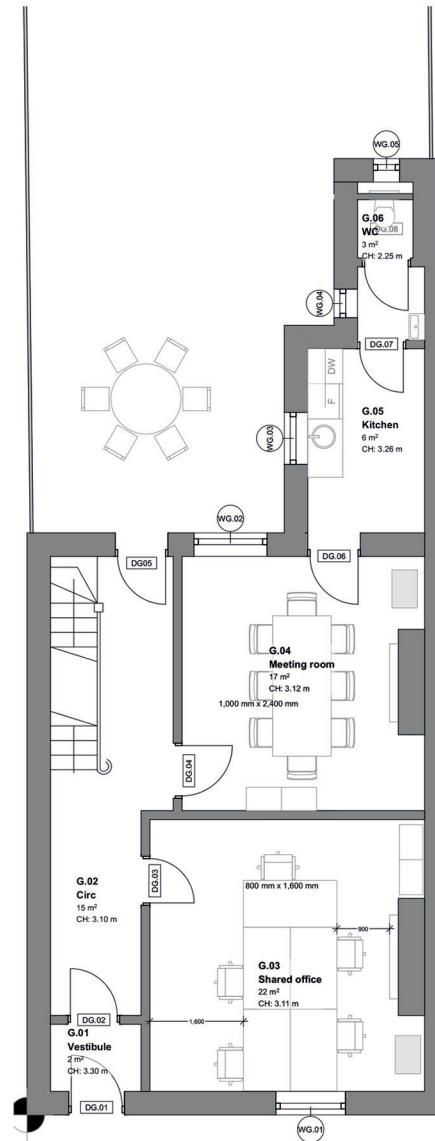
NAME	SQ. FT.	SQ. M	RENT	BUSINESS RATES (PAYABLE)	AVAILABILITY	PARKING ALLOCATION
13 Beaumont Street	3,143	292	£115,000 per annum	£10.91 PSF	Light refurbishment expected by 1st July 2022	7 spaces
16 Beaumont Street	2,409	223.80	£89,500 per annum	£8.54 PSF	Let	
25 Beaumont Street	2,036	189.15	£56,000 per annum	£8.54 PSF	Let	
26 Beaumont Street	1,953	181.44	£75,000 per annum	£10.69 PSF	Full refurbishment target completion Q1 2023	3 spaces
27 Beaumont Street	3,110	289	£96,400/£119,650 per annum	£8.81 PSF	Refurbishment Option	6 spaces
28 Beaumont Street	2,450	227.6	£76,500/£95,600 per annum	£10.29 PSF	Refurbishment Option	4 spaces

16 Beaumont Street: 2,409 sq. ft. / 223.80 sq. m

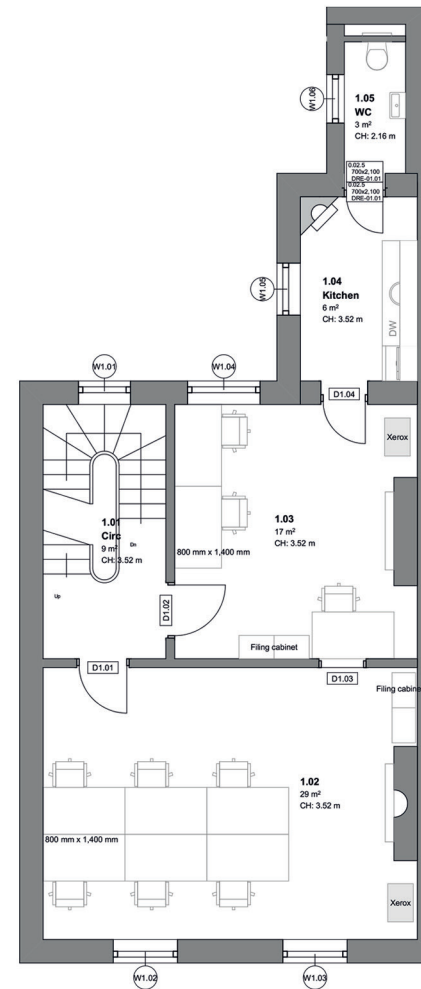
Floor layouts vary slightly between buildings - Please contact the agents for floor plans of the particular building you are interested in.



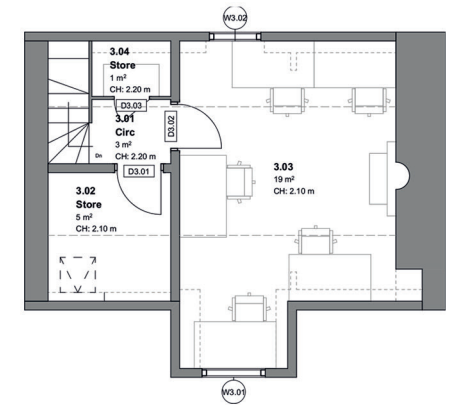
BASEMENT



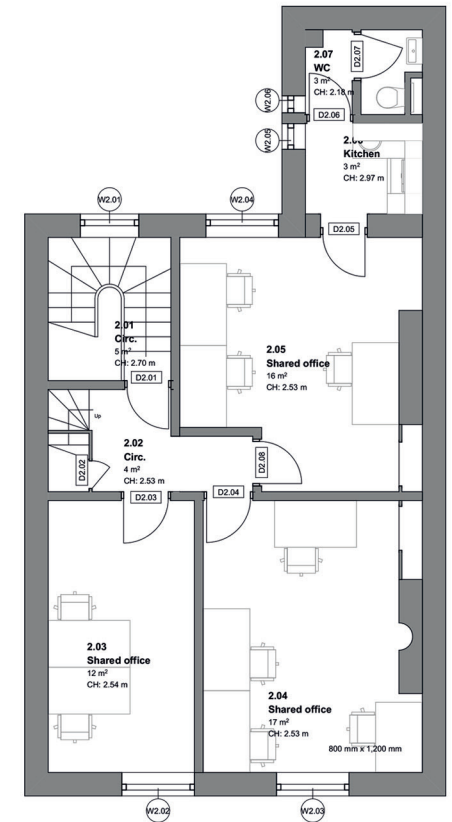
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

LOCATION

Beaumont Street is regarded as the principal office location in the city centre. The street is ideally situated close to Oxford city centre's retail and leisure facilities and restaurants in Jericho. 13 Beaumont Street is on the south side and 26, 27 and 28 are on the North side of the street, all located within a Conservation Area. Each building has its own car parking.

TERMS

The properties are available on new internal repairing and insuring leases for a term of years to be agreed.

VIEWINGS

Please contact the sole agents to arrange a viewing.

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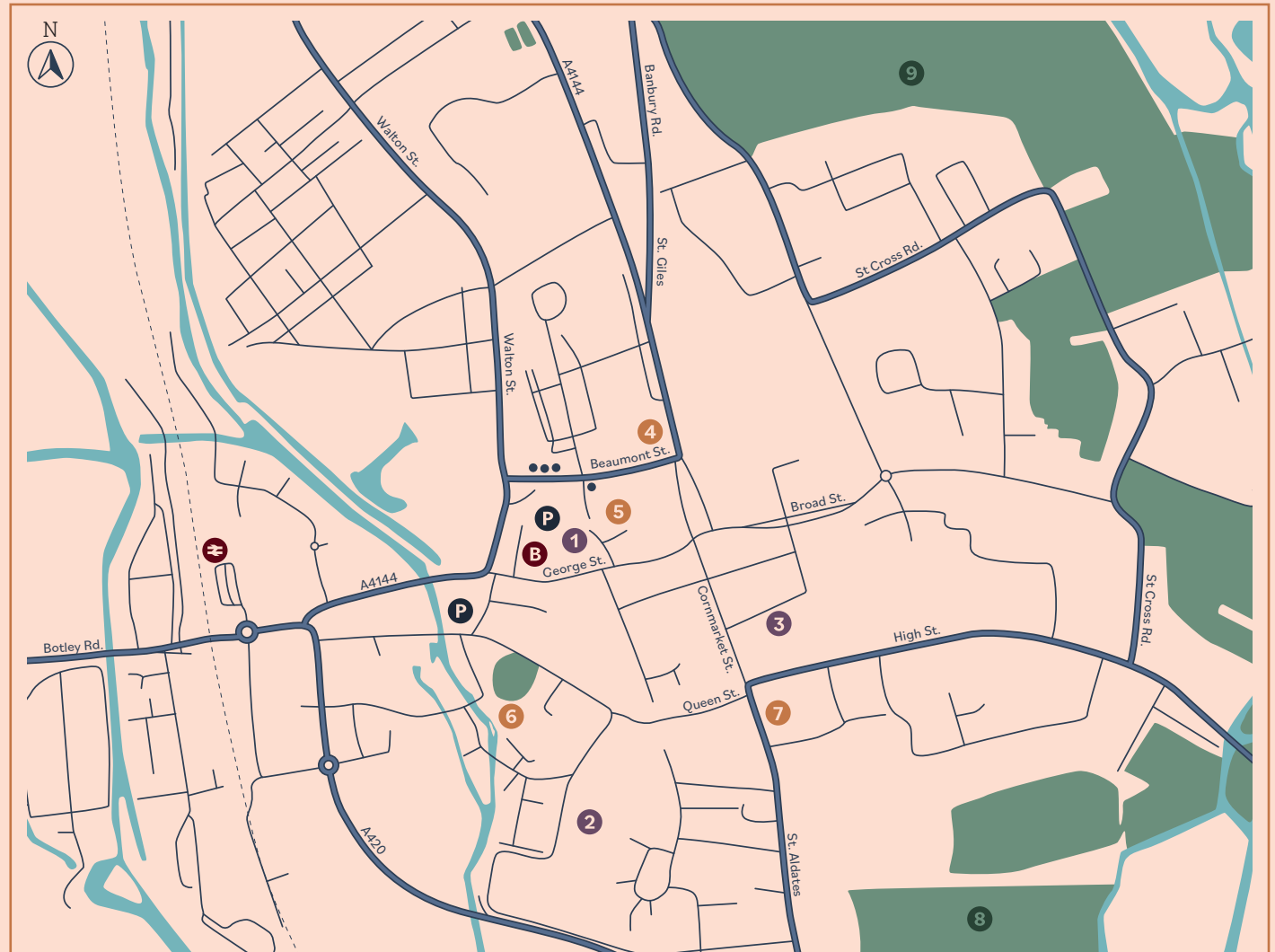
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Approx. 200m

-  Beaumont Street Offices 13, 26, 27, 28
-  Oxford Train Station
-  Oxford Bus Station
-  Worcester Street Car Park
-  Gloucester Green Car Park
-  Gloucester Green Market Square
-  The Westgate Centre

-  The Covered Market
-  The Ashmolean Museum
-  The Oxford Playhouse
-  Oxford Castle
-  The Town Hall
-  Christ Church Meadow
-  University Park