

To Let

Self-Contained offices in the heart of Oxford

5 Alfred Street, Oxford OX1 4EH

2,842 Sq Ft

CBRE



Location

The property is situated on Alfred Street, just off the High Street, in the heart of Oxford city centre. There are a wide range of amenities within walking distance of the property including the Westgate Shopping Centre, which provides a host of retail and leisure amenities. Oxford city centre is extremely well served by public transport, with one of the main bus hubs being located a short walk away. Oxford's railway station is also within walking distance of 5 Alfred Street and provides a direct service into London Paddington in circa 1 hour.

Description

5 Alfred Street comprises self-contained character offices totalling 2,842 sq ft over basement, ground, 1st, 2nd and 3rd floors. The property is predominantly open plan and is currently furnished with desks, chairs and boardroom furniture and is available either on a furnished or unfurnished basis.

The property provides the following specification:-

• City centre location	• Predominantly open plan	• Data cabling	• Dado perimeter trunking (floor boxes to 3 rd floor)
• Suspended strip lighting	• Kitchen	• Gas central heating	• WCs and shower facilities

Accommodation

The property benefits from the following net internal floor area:-

Accommodation	Sq m	Sq ft
Basement	23.31	251
Ground floor	57.60	620
First floor	61.04	657
Second floor	61.04	657
Third floor	61.04	657
TOTAL	264.03	2,842

Outgoings

Rent	Business Rates	EPC	VAT
Furnished: £156,000 pa Unfurnished: £128,000 pa	Rateable Value: £55,500	C (72)	All figures within these terms are exclusive of VAT, where chargeable.

Legal Costs

Each party to be responsible for their own legal costs in respect of this transaction





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