

To Let

Fully Fitted Self-Contained Offices in the Heart of Oxford

**CBRE**

Blue Boar Court, Alfred Street, Oxford OX1 4EH

11,450 Sq Ft (1,062 Sq M) Approx



## Location

Blue Boar Court is located on Alfred Street, just off High Street, in the heart of Oxford city centre. The property is within easy walking all major facilities including numerous cafes and restaurants on High Street, The Covered Market and Oxford colleges. Oxford city centre is extremely well served by public transport, with one of the main bus hubs a 3-minute walk away. Oxford's train station is a 16-minute walk and offers a direct line into London Paddington and London Marylebone with a journey of approximately one hour.

## Description

The property comprises a late Victorian building which was the former Oxford University Gymnasium and has been sympathetically converted to offices. The property comprises offices on ground to third floor, together with a 4th floor meeting room featuring exposed wooden beams and spectacular views over the city skyline. The current tenant has fitted the building to a very high standard including high quality desking, meeting rooms and other amenity space to provide an enviable working environment.

The property provides the following features:-

- Air conditioning
- Mixture of open plan and meeting rooms
- Data cabling
- Lift
- High quality kitchens
- Carpeted floors
- Secure bike storage
- Male and female WC's and shower

## Accommodation

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

Accommodation	Sq m	Sq ft
Ground floor	255	2,750
First floor	253	2,725
Second floor	253	2,725
Third floor	256	2,765
Fourth floor	45	485
<b>TOTAL</b>	<b>1,062</b>	<b>11,450</b>

## Outgoings

Rent	Business Rates	EPC	VAT
Upon application	Rateable Value: To be confirmed	C (52)	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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