

To Let

Refurbished Offices Close to Oxford City Centre

**CBRE**

# 1-5 Buckingham Street Oxford OX1 4LH

1,507 - 3,255 Sq Ft (140 - 162 Sq M) Approx





## Location

No 1-5 Buckingham Street is located in Grandpont, just south of Folly Bridge. It is accessed via Western Road from Abingdon Road. The property has an amazing river frontage on the south bank of the River Thames and is within easy walking of Oxford city centre, the Westgate and Oxford railway station.

## Description

This unique property provides an opportunity to create an inspiring working environment right in the centre of Oxford. The property comprises offices located at upper ground and first floor level which are accessed off an entrance on Buckingham Street. The property benefits from secure undercroft car parking. The offices provide open plan space with ample natural light and will be refurbished to a high standard. The property provides the following features:-

- Recently refurbished
- LED lighting
- Ready for immediate occupation
- Carpeted floors
- Floors can be individually let
- Central heating
- City centre location
- 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	140	1,507
First floor	162	1,748
Total	302	3,255

## Outgoings

Rent	Business Rates	Service Charge	EPC	VAT
Upon application	To be assessed	To be confirmed	C-75	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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