

**OXFORD**



**Suites D & E The Lion  
Brewery, OX1 1JE**



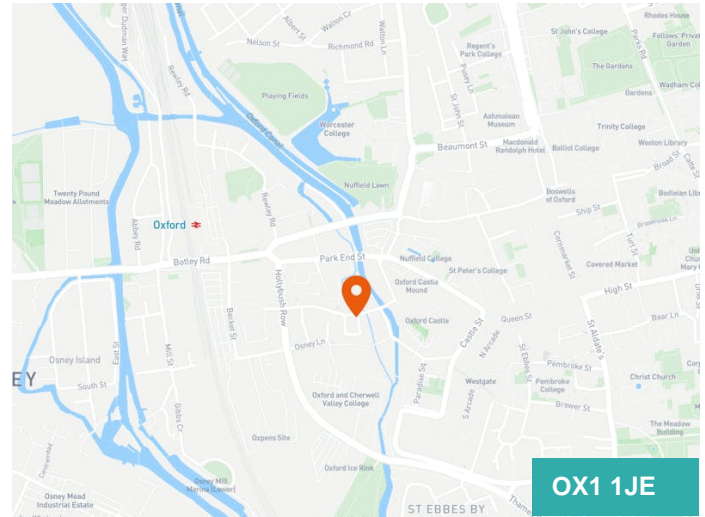
**OFFICE TO LET / FOR SALE**

**422 SQ FT**

- City Centre
- Transport links nearby
- Easy access to local amenities

**An opportunity to occupy a ground floor office/studio within the  
Lion Brewery Development**

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## Summary

<b>Available Size</b>	422 sq ft
<b>Rent</b>	£16,500.00 per annum
<b>Price</b>	£195,000.00
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Comprising open plan offices with small kitchenette and WC off the premises are very well presented. They benefit from under floor heating, spot lighting, attractive wood laminate floor and plenty of natural light. The premises also benefit from in situ work benches and eye level shelving.

## Location

The premises are located in the former Lion Brewery Development within the central business district of Oxford City to the south side of St Thomas Street, a quiet thoroughfare leading from Oxpens to the City Centre. The Westgate shopping Centre is only a short walk away with its associated car parking and leisure facilities. Oxford Railway Station is about 10 minutes' walk away with a long-term car park available on Becket Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	422	39.21	Available
<b>Total</b>	<b>422</b>	<b>39.21</b>	

## Viewings

Strictly by appointment with the joint letting agents.

## VAT

VAT will be charged at the appropriate rate where applicable.

## Alternative Uses

Our clients are prepared to consider alternative uses (subject to planning as required) to include, amongst others, medical, research, education and leisure.

## Lease

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed with a service charge covering the cost of maintaining the common areas.



**Mike Watson**  
01865 597222  
mwatson@vailwilliams.com



**Clark Tersol**  
01865 597222  
07721 323307  
ctersol@vailwilliams.com

**vailwilliams.com**

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