

TO LET



OXFORD HOUSE

OXFORD ROW LSI

High Quality
Ground Floor Office

Fully Fitted
Brand New Reception

1,345 SQ FT 124.95 SQ M



Last Suite
Remaining



Description

Oxford House is a prominent, modern, five storey office building benefiting from significant investment and refurbishment over recent years.

The ground floor has recently been fully refurbished to a high standard with focus on the spacious reception area, common areas and last remaining office suite.

The office suite is ready for immediate occupation and provides a fully fitted CAT A+ solution to include office furniture, a new glazed meeting room, and dry kitchen. There is a communal wet kitchen facility also located on the ground floor.

Male and female WCs and showers are provided on alternate floors. Accessible WC facilities are also provided.

The building benefits from exceptional internet connectivity with Telcom high-speed lease lines and Openreach infrastructure already in situ. Further information is available upon request.

Existing Occupiers Include:

Henry Hyams
Solicitors

EXCHANGE
CHAMBERS

citizens
advice





1,345 SQ FT

124.95 SQ M

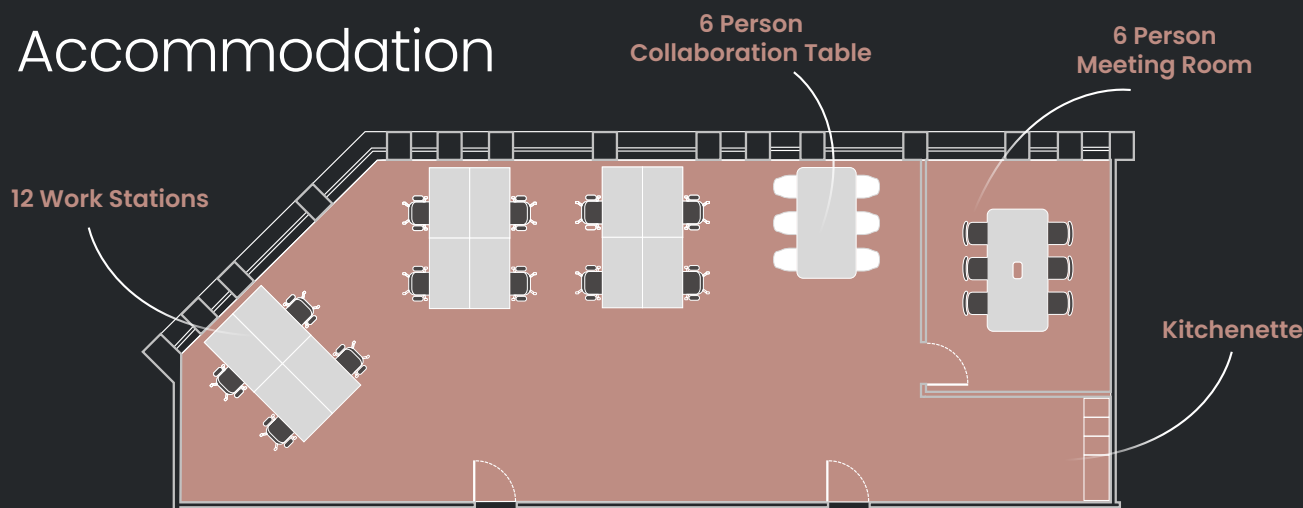
Features of Oxford House and the newly refurbished office suite include:

Fully Fitted
Air Conditioning
Modern Suspended Ceilings
LED Lighting
3 Compartment Perimeter Trunking
Exceptional High Speed Connectivity
Male and Female WC's
Fully DDA Compliant

Specification

2 No. 8 Person Passenger Lifts
Shower Facilities (Alternate Floors)
Cycle Facilities
Secure 24 Hours Building Access
Manned Reception
New High Quality Meeting Room
Kitchen Facilities
Excellent Natural Light

Accommodation



Location

Oxford House is situated in the Civic Quarter of Leeds City Centre, north of Park Square and The Headrow.

Located close to the Law Courts and Leeds Town Hall, Oxford House is well located to benefit from a full range of cafés, restaurants and other amenities on Great George Street and Millennium Square, all within a few minutes walk. Leeds Railway Station is also located just a 10 minute walk away.

- | | |
|--------------------------|-----------------------------|
| 1 The Union Coffee House | 7 Be at One |
| 2 Thai Edge | 8 Caffè Nero |
| 3 Town Hall Tavern | 9 The Northern Market |
| 4 Ibérica | 10 Flight Club |
| 5 San Carlo | 11 Stage Espresso & Brewbar |
| 6 La Piola Italian | 12 La Bottega Milanese |

Parking

Oxford House benefits from secure undercover on-site parking. Further information available on request.

EPC

The property has an energy performance rating of C(67). Further details available on request.

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Terms

Each suite is available by way of a new Full Repairing and Insuring lease on terms to be agreed. Details of the quoting rent are available on application.

Viewing

For further information or to arrange a viewing please contact either of the joint sole letting agents.



Harry Finney
harry.finney@fjltd.co.uk
07565 622 133

Nick Salkeld
nick.salkeld@fjltd.co.uk
07732 690 585



Victoria Harris
victoria.harris@knightfrank.com
07971 745 763

Eamon Fox
eamon.fox@knightfrank.com
07702 759 036

