

OXFORD

1 St. Giles, OX1 3JS



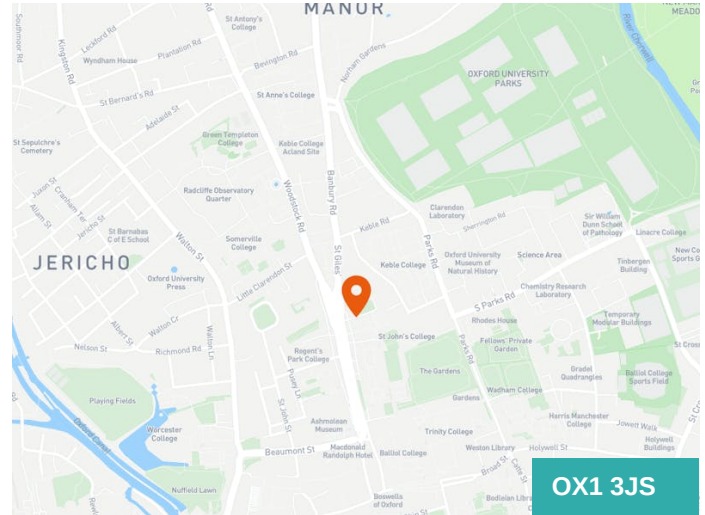
OFFICE TO LET

3,406 SQ FT

- Recently Refurbished
- Heritage Appeal
- Prominent Central Position
- Easy Access to Buses and Oxford Railway Station

Fabulous Period Offices in the Heart of Oxford City Centre

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Summary

Available Size	3,406 sq ft
Rent	£110,000 per annum
Rates Payable	£71,040 per annum
Rateable Value	£128,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

No. 1 St Giles Street is a Grade II listed period building dating from approximately 1820 with attractive ashlar elevations featuring moulded cornice and parapet and sash windows embodying Georgian style at its finest. Internally, the building is arranged over 3 floors plus basement storage, and provides well proportioned professional offices and open plan accommodation of various sizes. It still retains many heritage features, but is easily adaptable to modern working practices.

The property has recently been refurbished and, unusually for a period property, features a lift and air conditioning.

Location

The subject property is located on the east side of the wide boulevard of St Giles in the heart of Oxford. St Giles links the city centre with the Banbury Road/Woodstock Road axis and together with Beaumont Street is home to a mixture of collegiate, commercial, medical and professional uses.

Excellent public transport links with bus routes serving St Giles linking to Peartree Park & Ride, easy access to Oxford city centre amenities and a short walk to Oxford Railway Station. In addition paid on-street parking is available on St Giles or within nearby Gloucester Green Car Park for private travel - please note a congestion charge may be payable depending upon route.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,126	104.61
1st - Office	897	83.33
2nd - Office	1,178	109.44
Basement - Storage	205	19.05
Total	3,406	316.43

Viewings

Strictly by appointment with the sole letting agent.

Terms

The accommodation is available by way of a new lease, for a term of years to be agreed at an initial rent of £110,000.



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