

112 Magdalen Road

Oxford, OX4 1RQ



Key Highlights

- Newly refurbished
- Edge of City location
- Kitchenette & WC facilities on each floor
- Gated and secure parking for 9 cars (1 offers EV charging)
- LED lighting
- Dedicated access
- Intruder / fire alarm



Description

112 Magdalen Road comprises recently refurbished offices with LED lighting, fully glazed demountable partitioning, new carpets, laminate flooring and gas fired central heating. There are WC facilities and a kitchenette facility on each floor.

The property offers dedicated access, arranged over ground and first floors and with a gated secure parking area offering parking for 9 cars (3 tandem) with one of these spaces offering EV charging.

Location

The property is situated in a vibrant edge of city centre location, just 1 mile from Oxford City Centre and is located on Magdalen Road, accessed via the A4158 Iffley Road which in turn leads directly onto the Eastern Bypass Road. Nearby occupiers include numerous cafes, specialist retailers, public houses and the Pegasus Theatre.

Accommodation

The accommodation comprises the following areas measured on a net internal basis (NIA):-

Name	sq ft	sq m
Ground - Office	1,130	104.98
1st - Office	934	86.77
Total	2,064	191.75

Terms

The offices are available on a new FRI lease via service charge for a term of years to be agreed at the quoting rent £30 psf pa exclusive of business rates, service charge and VAT (if applicable).

Viewings

Strictly by appointment with the sole agents Loveday on 01793 423344.

Business Rates

The suite is subject to reassessment by the local rating authority. Further information is available via the agents.

Legal Costs

Each party is to bear their own legal costs incurred during the transaction.

EPC

Rating C - 65

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