



First Floor East Wing, 23-38 Hythe Bridge Street, Oxford OX1 2EP

TO LET

Prominent City Centre Offices

**8,013 Sq Ft
(744 Sq M)**

First Floor East Wing, 23-38 Hythe Bridge Street, Oxford OX1 2EP

DESCRIPTION

The property comprises a modern office prominently located in central Oxford. The available space is located on the first floor and provides predominantly open plan accommodation that incorporates a boardroom, several meeting rooms, break out area, kitchen and shower facility. There is car parking to the rear of the property and 9 spaces are allocated to the subject property.

The specification includes:

- ✓ Raised Floors
- ✓ Cat II lighting
- ✓ Air conditioning
- ✓ 9 Parking spaces
- ✓ Passenger lift
- ✓ 2 minute walk to Oxford coach station and train station

LOCATION

Beaver House is centrally located in Oxford City Centre, within a 2 minute walk of the railway station which provides direct services to London Paddington (57 minutes) and Birmingham New Street (65 minutes). The property is within walking distance to the wealth of amenities that the City Centre has to offer including the Westgate Shopping Centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor East Wing	7,800	0
Second Floor	213	20
Total	8,013	744

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

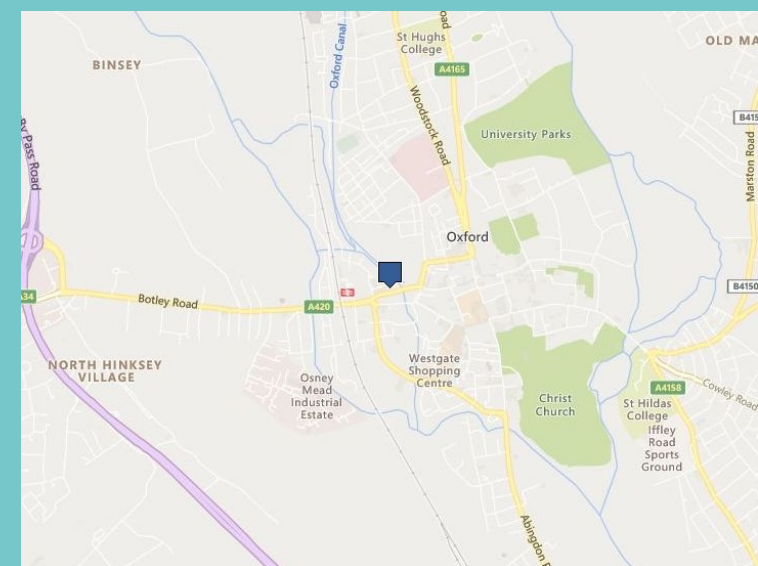
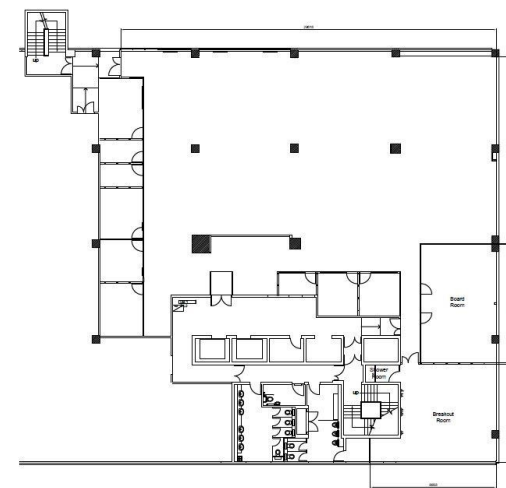
BUSINESS RATES

Rateable Value : £117,000

TERMS

The property is available by way of an assignment or sublease of the existing lease which is due to expire 22nd June 2026.

EPC The property has an Energy Performance rating of D (88). The certificate is available upon request.



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VIEWING & FURTHER INFORMATION

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