



TO LET

## Newly Refurbished Contemporary Office Suites

1,205 - 5,785 sq ft



**OXFORD HOUSE**

Oxford Row  
Leeds City Centre





## Description

Oxford House is a prominent, modern 5-storey office building benefiting from significant investment and refurbishment during recent years.

The ground floor spacious reception area, common areas and vacant office suites have all been recently refurbished to a high standard.

The available offices are on the 4th floor of Oxford House and benefit from a modern specification and great natural light.

Male and female toilet facilities are provided on alternate floors, a shower on each floor and disabled facilities are also available.

Oxford House also benefits from the rare opportunity for all tenants to use the **business lounge facility** on the 1st floor of the building.

Existing occupiers include:

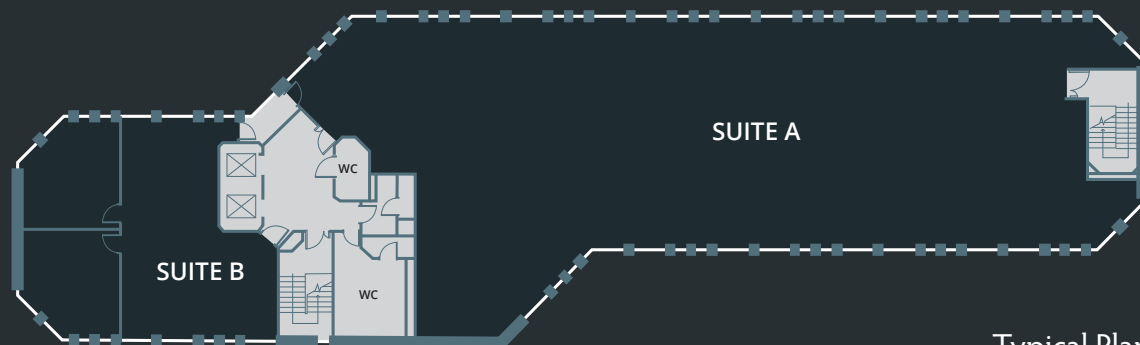
EXCHANGE  
CHAMBERS



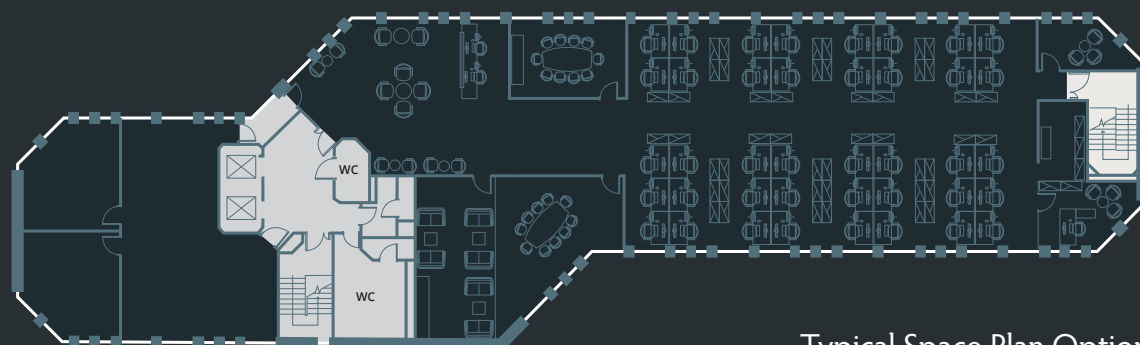
## Specification

Specification features of Oxford House and the newly refurbished office suites include:-

- ◆ Air Conditioning
- ◆ Modern Suspended Ceilings
- ◆ LED Lighting
- ◆ 3 Compartment Perimeter Trunking
- ◆ Excellent Natural Light
- ◆ New High Quality Carpeting
- ◆ Shower Facilities on Each Floor
- ◆ Fully DDA Compliant
- ◆ On-Site Parking and Cycle Facilities
- ◆ Business Lounge for all Oxford House Tenants
- ◆ Manned Reception
- ◆ 2 No. 8 Person Passenger Lifts
- ◆ 24 Hour Secure Access



Typical Plan



Typical Space Plan Option

## Accommodation

The available suites are on the 4th floor of Oxford House as follows:-

FLOOR	sq ft	sq m
Fourth - Suite A	4,580	425
Fourth - Suite B	1,205	112
TOTAL	5,785	537



POSTCODE: LS1 3BE

## 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 General Infirmary, Oxford House is well located to benefit from a full range of coffee bars, restaurants and other amenities on Great George Street and Millennium Square, all within a few minutes walk.

- 1 Veritas
- 2 Thai Edge
- 3 Town Hall Tavern
- 4 Ibérica
- 5 San Carlo
- 6 Patisserie Valerie
- 7 All Bar One
- 8 Caffé Nero
- 9 Leeds Railway Station



## PARKING

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

## EPC

The property has an Energy Performance Asset Rating of band D (79). Further details available on request.

## 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:-

Espresso  
ALL BAR ONE



IBÉRICA

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