



VERSATILE OFFICE/STORAGE/WORKSHOP FACILITY TOTALLING 3,728 sq.ft. (346.5 sq.m.).

79/81 MAGDALEN ROAD, OXFORD, OX4 1RF

TO LET

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LOCATION

The premises are located on Magdalen Road which runs between Iffley Road and Cowley Road on the eastern side of Oxford ¾ mile from The Plain Roundabout at St Clement's.

Cowley Road is a vibrant mixed-use road with a high student population and a large variety of retail and leisure facilities.

Magdalen Road also accommodates a variety of uses including small start up business units, residential properties, specialist retail and coffee shops.

DESCRIPTION

The premises offer versatile accommodation which is currently used as mixed office and stores. There is off street car parking for 6 cars plus some display frontage and access directly onto Magdalen Road. The workshops/stores have their own separate access to the right hand side.

The offices benefit from air conditioning units with heating supplied by gas fired hot water fed radiators. Lighting is mainly fluorescent tube.

There is a kitchen and reception area included in the ground floor areas below.

ACCOMMODATION

Ground floor office	1,504 sq.ft. (139.7 sq.m.)
First floor office	639 sq.ft. (59.3 sq.m.).
Ground floor workshop	1, 585 sq.ft. (147.3 sq.m.).
Total	3,728sq.ft. (346.5 sq.m).

There are six car parking spaces plus occasional parking to the front of the premises

PLANNING

We understand the property has consent for use class E under the new use class order of 2020 More detailed enquiries should be made of Oxford City Council planning department.

RATEABLE VALUE

RV - £26,750 as provided by The Valuation Office. This is not the rates payable

TENURE

The property is available on a new effective full repairing lease for an initial 5year term with a mutual break clause at year three subject to 6 months' notice.

RENT

£35,000 per annum exclusive

EPC

We are in the process of obtaining a new EPC for this property

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Bruce Raybould

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