

LOFT

OXFORD

**FLEXIBLE DE-FURBISHED OFFICE ACCOMMODATION
TO LET - 3,748 - 13,293 SQ FT (348 - 1,235 SQ M)**

134 COWLEY ROAD, OXFORD, OX4 1JH

LOFT

OXFORD

The city of Oxford has a population of 158,000 and attracts an estimated 6.8 million visitors each year. The city is strategically located between London and Birmingham as well as forming part of the Ox-Cam Growth Arc. The city is synonymous with its Universities which consistently rank among the best in the world. In combination with its colleges they support one of the fastest growing and high value economies in the country with approximately 73% of employment in the 'knowledge intensive' sectors.



SITUATION

The newly re-designed 'Loft Oxford' occupies a prominent position in the heart of Cowley Road and is less than a mile from Oxford's High Street.

The building is located less than 500m from The Plain/ Magdalen Bridge and occupies a prominent position on the corner of Cowley Road and James Street.

The property is accessible by car from the Eastern by-pass via London Road, Garsington Road and Jffley Road or by bus or foot from Oxford City Centre. There are a number of bus routes serving the Cowley Road.

The building is surrounded by a plethora of independent shops, cafés, restaurants and The Ultimate Picture Palace cinema, as well as national multiples like Costa, Nandos, and Sainsburys.



Dockless Bike Hire apps in
Oxford: MoBike, Ofo, Donkey
Republic, Pony Bikes



Serviced by Oxford
Bus Company's
'Pick Me Up' App



Oxford Tube access from
nearby St Clements as well
as other express bus links



Quick and direct access into
Central London via the M40



Under an hour to
London Heathrow Airport,
Europe's largest airport by
passenger numbers



Oxford Railway
Station approximately
2.2km (1.3miles) away



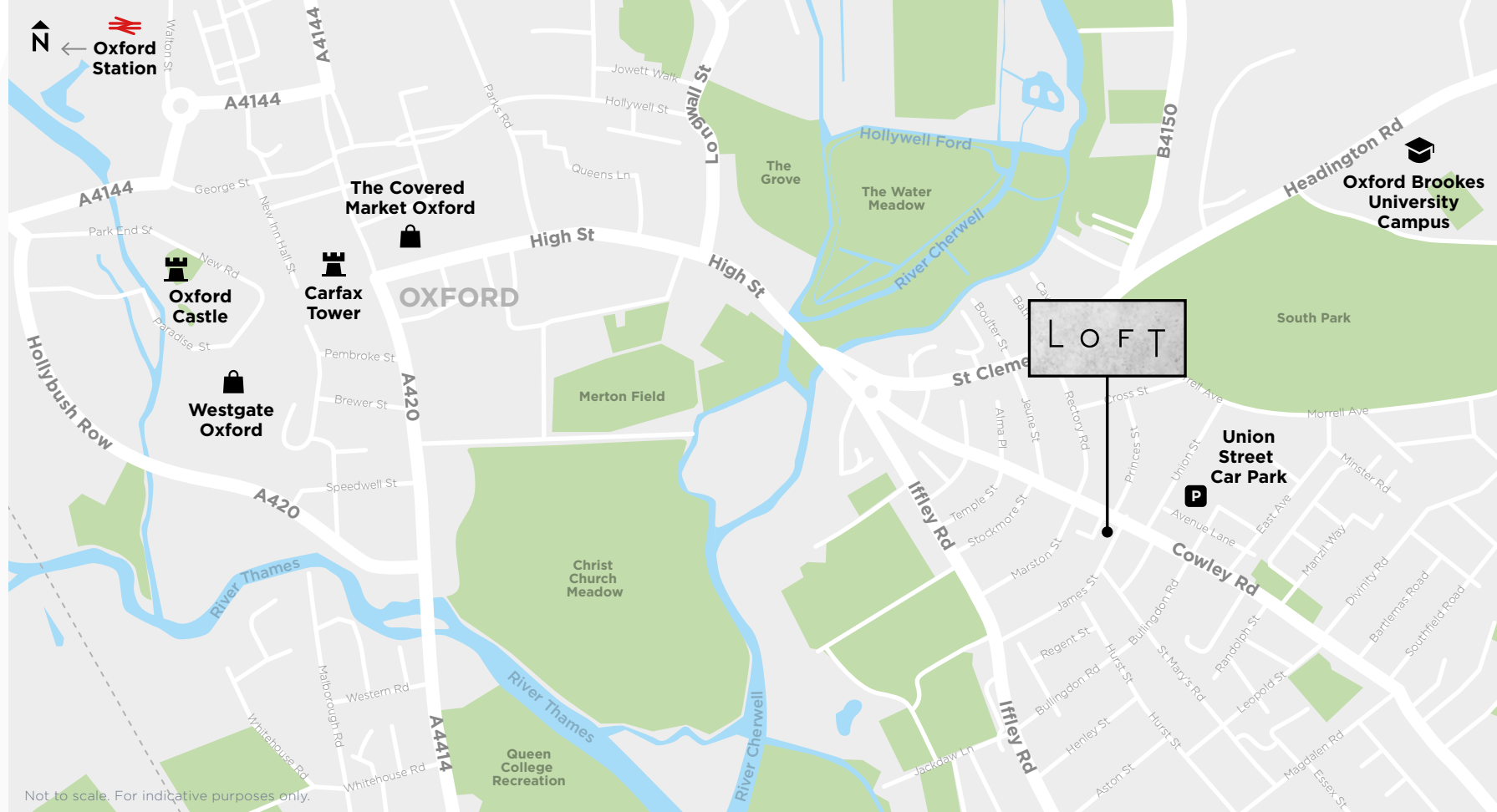
Oxford Brookes
main campus
1km (0.6 miles)



Nearest bus
stop 20m

L O F T

LOFT



COWLEY

Cowley is a vibrant district of Oxford, providing its residents and visitors with a buzzing social scene, both day time and night. This makes it the perfect place to achieve that work:life balance that you've been searching for.

Restaurant

Spiced Roots
Sushi Corner
Oli's Thai
Atomic Burger
Taberu (Sushi)

Pubs/Bars

The Cowley Retreat
Cape of Good Hope
Brewdog
The Bullingdon
The Big Society
The Library
Kazbar

Cafes

Café Coco
Restore Garden Café
Costa Coffee

Convenience Stores

Sainsbury's
Tesco Metro
Co-op Food

Retail

Boots
Beeline Bicycles
The Annie Sloan Shop

Leisure

O2 Academy Oxford
The Ultimate Picture Palace
Yoga Venue
Fusion Arts
Science Fitness Studio
Manzil Way Gardens
Iffley Road Sports Centre



BUILDING

Loft Oxford will comprise three floors of office space with a fresh, stripped back look which will be ready for occupation from mid-July 2019. The accommodation will be available to let as a whole or on a floor by floor basis.

The comprehensive refurbishment being undertaken at the property on completion will provide:

Entirely new building envelope

Fully Exposed ceiling

Slim line suspended LED lighting

Raised access floors

Full height glazing

Air conditioning (VRV system)

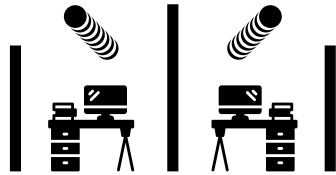
New passenger lift

Ground floor feature entrance

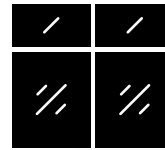
The loft style transformation will provide East Oxford with the ground-breaking, alternative business space it deserves, offering space of the highest quality and design, immersed within the street scene of Cowley Road.

LOFT

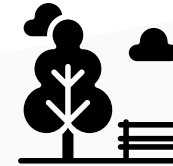
BUILDING AMENITIES



EXPOSED SERVICES



FLOOR TO CEILING GLAZING



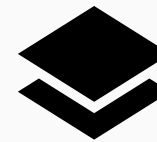
ACCESS TO GREEN SPACES



AIR CONDITIONING



PASSENGER LIFT



RAISED FLOORS



SHOWERS



BICYCLE RACKS



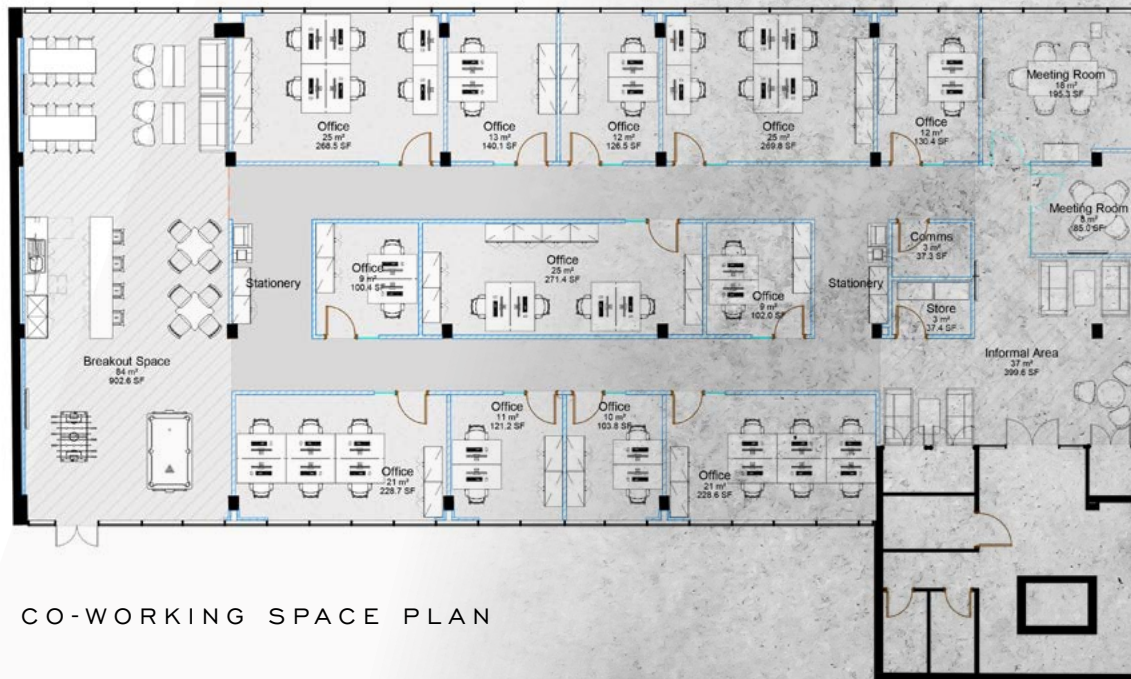
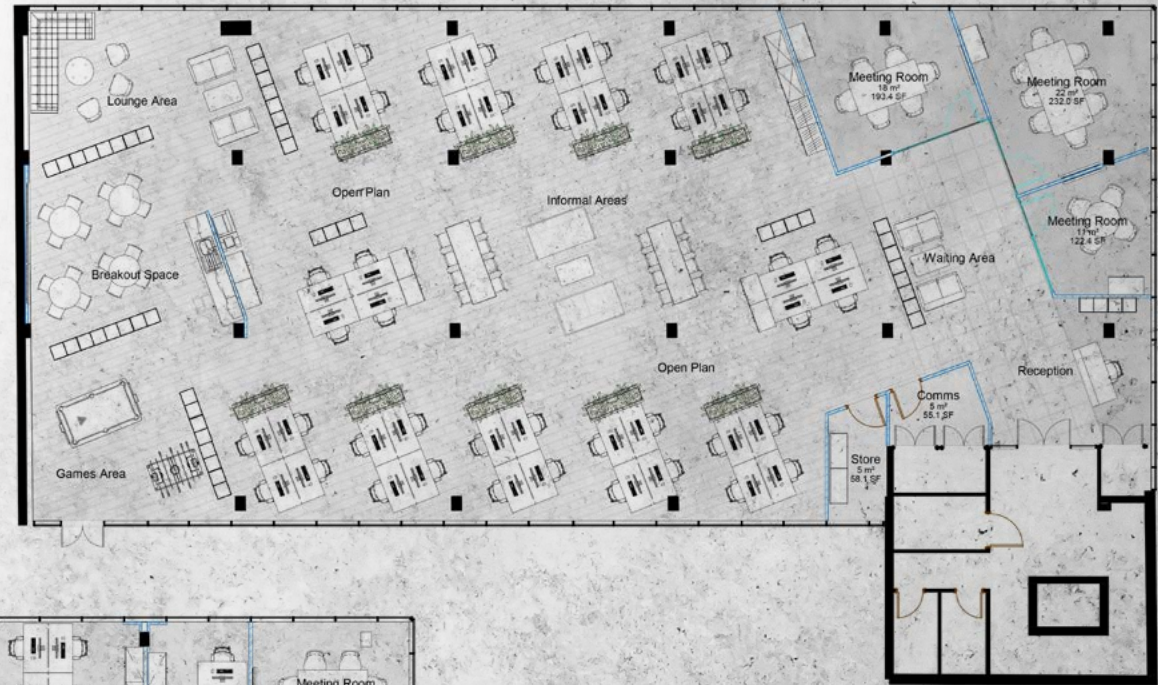
COMPETITIVE OCCUPATIONAL COSTS

ACCOMMODATION

First Floor:	4,773 sq ft (443.4 sq m)
Second Floor:	4,772 sq ft (443.3 sq m)
Third Floor:	3,748 sq ft (348.2 sq m)
Total:	13,293 sq ft (1235 sq m)

Approximate floor areas on an NIA basis.
Subject to measurement on completion.

OPEN SPACE PLAN



CO-WORKING SPACE PLAN

RENT

On application.

VAT

We are informed that VAT will be payable on the rent.

RATES

To be assessed on completion.

SERVICE CHARGE

A service charge will be applicable based on occupation.

EPC

To be supplied on completion of works.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

OCCUPATIONAL COSTS

We are expecting the overall occupational costs to be competitive compared with city centre and out-of-town locations in and around Oxford.



VIEWINGS

By prior appointment with the sole letting agents.

CONTACT

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Designed and Produced by Savills Marketing | 020 7499 8644 | May 2019