



Floor Area:

1,205 – 5,785 (111.94 – 537.42)

Property Highlights

- Secure under cover on-site car parking
- Affordable accommodation
- Short walk to Leeds Train Station
- Easily accessible off the Inner Ring Road A58(M)

Area Amenities

- Close proximity to Great George Street and Millennium Square.

Viewing Highly Recommended

For more information, please contact:

Ross Firth
Associate
0113 233 7303
ross.firth@cushwake.com

Adam Cockroft
Director
0113 233 8866
adam.cockroft@cushwake.com

St Paul's House
23 Park Square South
Leeds
LS1 2ND

cushmanwakefield.co.uk

Location

Oxford House is in the Civic Quarter of Leeds City Centre, just north of Park Square and The Headrow.

Located in close proximity to the Leeds Combined Courts complex on the pedestrianised section of Oxford Row, Oxford House is in a great location to benefit from a full range of coffee bars, restaurants and other amenities on Great George Street and in Millennium Square, all within a few minutes walk.

Description

Oxford House is a prominent modern 5-storey office building which has seen significant investment and refurbishment during recent years.

The ground floor spacious reception area, common areas of the building and the vacant offices have all been recently refurbished to a high standard.

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

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

- Air conditioning
- Modern suspended ceilings
- LED lighting
- 3 compartment perimeter trunking
- Excellent natural light
- New high quality carpeting
- Shower facilities
- Fully DDA compliant
- On-site parking

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

Accommodation

The accommodation is measured on a net internal floor area basis.

| Description | Sq. ft. | Sq. m. |
|--------------|--------------|---------------|
| Suite A | 1,205 | 111.94 |
| Suite B | 4,580 | 425.48 |
| TOTAL | 5,785 | 537.42 |

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Tenure

Each suite is available individually or as a whole by way of a new full repairing and insuring lease on terms to be agreed. Details of the quoting rent are available on application.

Rent

Rent on application.

Rates

The incoming tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Energy Performance Certificate

EPC rating D(79). A full copy of the Energy Performance Certificate is available upon request.

Viewing

Viewing is highly recommended and is strictly by appointment through the Joint Sole Letting Agent:

Ross Firth
0113 233 7303
Ross.firth@cushwake.com

Adam Cockroft
0113 233 8866
adam.cockroft@cushwake.com



Richard Fraser
0113 245 1447
richardfraser@cartertowler.co.uk

Phil Shopland-Reed
0113 245 1447
philipsreed@cartertowler.co.uk

***Subject to Contract – April 2018**