

TO LET

Carter Jonas



**PART FIRST FLOOR
THREWAYS HOUSE
GEORGE STREET
OXFORD
OX1 2BJ**

**City Centre office suite situated close
to all amenities**

- 1,630 sq.ft / 149.96 sq.m
- Flexible, open plan accommodation
- Self contained with own toilets and kitchen
- City centre location

LOCATION

Threeways House is located in the centre of Oxford on George Street, one of the main thoroughfares through the city.

George Street connects with the central retail locations of Broad Street and Cornmarket Street which in turn leads to the High Street, Queens Street and the newly refurbished Westgate shopping centre which all within walking distance.

The main Oxford Train station is approx. 0.4 miles away with services to London, Bristol and Birmingham and the main bus depot is located on Gloucester Green with services to London Victoria, Heathrow and beyond.

The A34 dual carriageway is located approx. 2.2 miles to the west linking to the M4 and M40 Motorways to the north and south respectively.

DESCRIPTION

Threeways House itself comprises a detached multi-let building located on George Street bound by St George's place and Gloucester Street. The property is arranged over 3 floors with retail on the ground and office and residential on the first and second floors.

The first floor is accessed from the main communal entrance fronting George Street which has stairs and a lift to the upper floors. The available suite is then accessed via a single controlled door.

Internally the accommodation comprises an open plan office with good natural light and benefits from a kitchen area, and it's own WC facilities.

There is a server room with server rack in situ in turn wired to dado trunking.

ACCOMMODATION

The office has the following approximate net internal floor areas;

	Sq Ft	Sq M
Part first floor	1,630	149.96

TERMS

The premises are available by way of a new lease on effective full repairing and insuring terms at a rental of £26.50 psf.

OUTGOINGS

A service charge will be levied to cover the cost of maintenance and repair of common parts and external structure of the building. Further details on application.

BUSINESS RATES

The current rateable value is £25,250.00

Interested parties should make their own enquiries with Oxford City Council, on this regard.

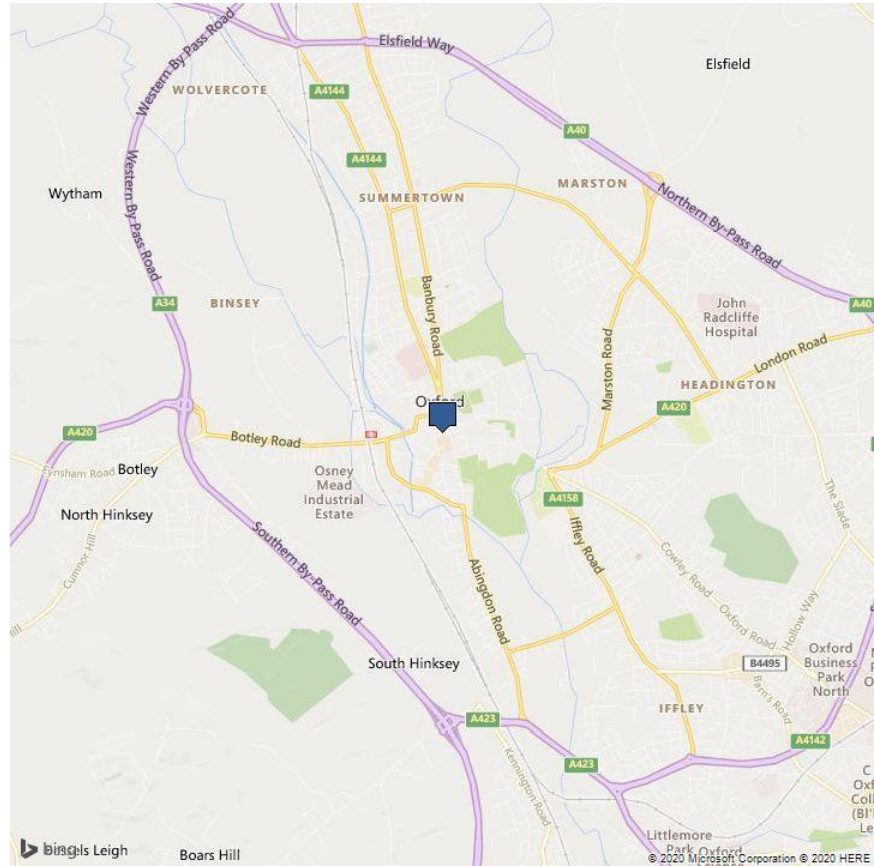
VAT

All prices quoted are exclusive of VAT where applicable.

EPC

EPC Rating B - 45 further details on request.

28.07.20



Viewing strictly by appointment

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IMPORTANT INFORMATION

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