

**OXFORD**

25 St Thomas Mews, OX1 1JA



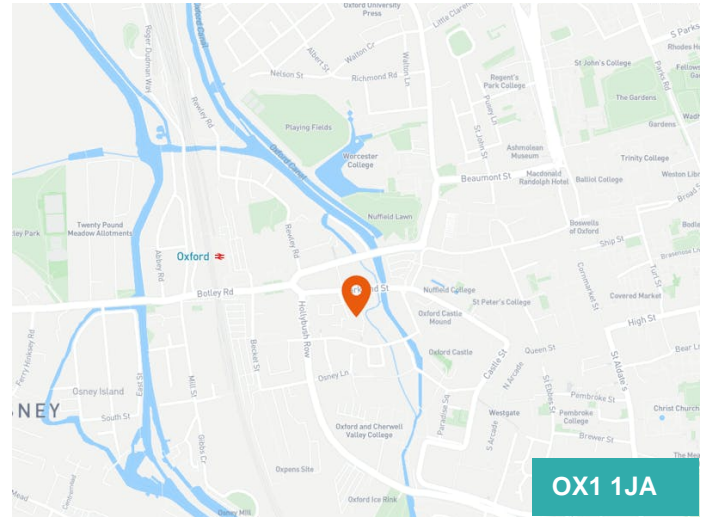
## OFFICE TO LET

**890 SQ FT**

- City Centre
- Transport links nearby
- Easy access to local amenities

**Versatile Office Space within Oxford City Centre and in Easy Reach of the Railway Station**

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## Summary

<b>Available Size</b>	890 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£5,120 per annum
<b>Rateable Value</b>	£10,000
<b>EPC Rating</b>	Upon Enquiry

## Description

St Thomas Mews offers an opportunity to occupy a modern office within the heart of Oxford City Centre.

This suite benefits from a secure gated entrance from St Thomas Street. The space is arranged over the ground floor with its own entrance. The ground floor is split into three distinct offices and benefits from a specification including a server/storeroom, kitchen, and WC.

Car parking may be available at an extra charge, subject to current availability.

## Location

The office is located within walking distance of most local amenities and the Westgate Centre, being the prime retail pitch of Oxford.

St Thomas Mews benefits from exceptional transport links with bus stops, coach and train stations all within easy walking distance. Being situated on the west side of the city, it also provides easy access to the Botley Road and in turn A34.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	890	82.68	Available
<b>Total</b>	<b>890</b>	<b>82.68</b>	

## Viewings

Strictly by appointment with the sole letting agents.

## Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed with a service charge covering the cost of maintaining the common areas.

## Alternative Uses

Our clients are prepared to consider alternative uses (subject to planning as required) to include, amongst others, medical, research, education and leisure.

## VAT

VAT will be charged at the appropriate rate where applicable.

## Legal Costs

Each party is to bear their own costs incurred.



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