

# OXFORD



5 Cambridge Terrace, OX1  
1RR



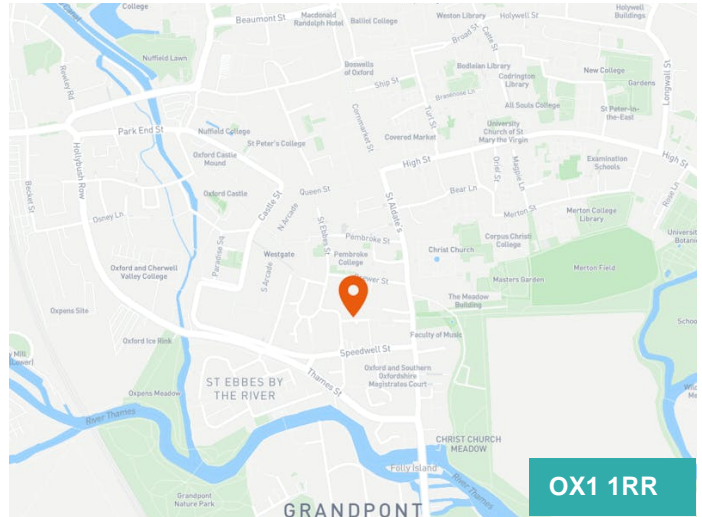
## OFFICE TO LET

**2,674 SQ FT**

- Central Oxford
- Close proximity to shops and amenities
- Excellent public transport links

**Versatile modern office space within Oxford City Centre**

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## Summary

<b>Available Size</b>	2,674 sq ft
<b>Rent</b>	£60,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

The property offers five spacious meeting rooms with the ability to be reconfigured to suit requirements. Specifications for the premises includes, male & female WC facilities, a kitchenette and large windows allowing ample of natural light. It is currently presented in need of refurbishment and the Landlord is prepared to work with prospective tenants to agree a specification subject to the wider terms of the transaction.

## Location

Cambridge terrace is located in the centre of Oxford off Albion Place which connects to Littlegate Street and runs north to south from Queen Street from the north and towards Abingdon from the south. Queen Street is one of the prime retail streets in Oxford and this area to the south of it contains a small concentration of offices.

Abingdon Road, further south, is one of the main arterial routes out of Oxford to the ring road. The city centre location means public transport links are plentiful, with bus stops, coach and train stations all within easy walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,674	248.42	Available
<b>Total</b>	<b>2,674</b>	<b>248.42</b>	

## Viewings

Strictly by appointment with the sole agents.

## 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

All figures are exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own costs incurred in this transaction.



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