

# OXFORD



Staincross House Albion  
House, Littlegate Street,  
OX1 1QT



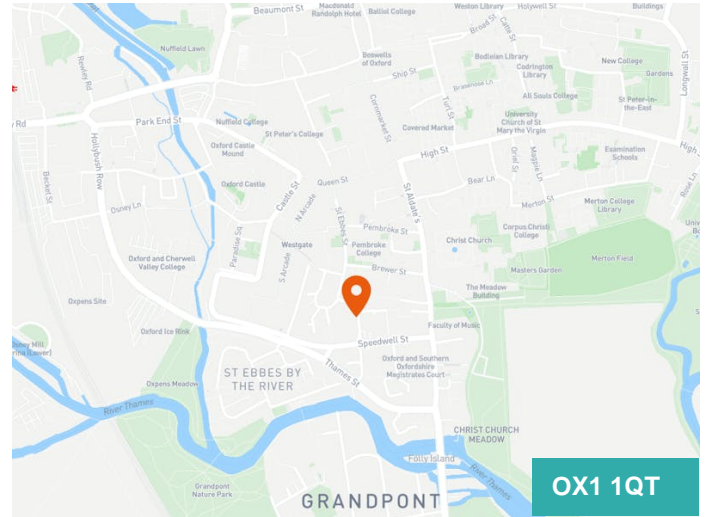
## OFFICE TO LET

**1,251 SQ FT**

- Excellent Public Transport Links
- Central Location
- Minutes walking distance from Oxford
- City Centre amenities

**Self Contained City Centre Office To Let**

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## Summary

<b>Available Size</b>	1,251 sq ft
<b>Rent</b>	£29,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (100)

## Description

The office currently offers two well proportioned meeting rooms, leading onto further office space, with the ability to reconfigure as required. Specification includes male & female and disabled WC facilities, a kitchenette, carpeting throughout and privacy glass to the elevations.

## Location

Littlegate Street is located in the centre of Oxford and runs north to south from Queen Street in the north, and towards Abingdon Road in 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 and coach and train stations all within easy walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,251	116.22	Available
<b>Total</b>	<b>1,251</b>	<b>116.22</b>	

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

## 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.



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