

# OXFORD



Suite 4, First Floor, 59 St.  
Aldates, OX1 1ST



## OFFICE TO LET

**2,642 SQ FT**

- City Centre
- Excellent Public Transport
- Fitted out to a high standard
- Air Conditioning
- Easy Access to local Amenities
- Purpose-built Offices

**Prominent High Quality Office Accommodation in Oxford City  
Centre**

**vailwilliams.com**



## Summary

<b>Available Size</b>	2,642 sq ft
<b>Passing Rent</b>	£42.50 per sq ft
<b>Premium</b>	Nil
<b>Rates Payable</b>	£50,505 per annum
<b>Rateable Value</b>	£92,500
<b>Car Parking</b>	£2,500 per space / annum Our clients currently have a one allocated parking space held by way of a separate licence agreement which could be offered alongside the lease.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (33)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office Space	2,642	245.45
<b>Total</b>	<b>2,642</b>	<b>245.45</b>

## Description

The available accommodation comprises mix of open plan and partitioned office space arranged around a central-core and situated on the first floor of 59 St Aldates. The suite offers a high quality fitout featuring exposed services, glazed partitioning, fully raised access flooring and air conditioning throughout, the suite provides for flexible office configuration. The Unit benefits from good levels of natural light, 2 meeting rooms and a specification including lift access male and female WC's and a fully fitted kitchen.

## Location

59 St Aldates is located in the heart of Oxford City Centre, at the junction of St Aldates, Thames Street and Abingdon road. Oxford City Centre is extremely well served by public transport with a bus hub to the north, and Park & Ride access immediately outside the building.

Oxford's train station is approximately a 15 minute walk from St Aldates and offers a direct line into both London Paddington and Marylebone with a journey time of approximately 1 hour.

## Viewings

Strictly by appointment with the sole letting agents.

## Service Charge

Service charge to cover the external, building and common parts maintenance.

## Legal Costs

Each party is to bear their own legal costs.



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