

1-5 Buckingham Street
Oxford OX1 4LH

VSL



Key features:

- Unique riverside location
- Walking distance to Oxford city centre
- Offices to be comprehensively refurbished
- 5 secure car parking spaces

To Let

1,507 - 3,255 Sq ft (140 - 162 Sq m) Approximately
Refurbished Offices Close to Oxford City Centre

01865 848488

www.vslandp.com

LOCATION

No 1-5 Buckingham Street is located in Grandpont, just south of Folly Bridge. It is accessed via Western Road from Abingdon Road. The property has an amazing river frontage on the south bank of the River Thames and is within easy walking of Oxford city centre, the Westgate and Oxford railway station.

DESCRIPTION

This unique property provides an opportunity to create an inspiring working environment right in the centre of Oxford. The property comprises offices located at upper ground and first floor level which are accessed off an entrance on Buckingham Street. The property benefits from secure undercroft car parking. The offices provide open plan space with ample natural light and will be refurbished to a high standard. Features will include:-

- LED lighting
- Carpeted floors
- Central heating
- Male and female WC's and showers

ACCOMMODATION

The property can be occupied as a whole or on a floor by floor basis and benefits from the following areas:-

	Sq Ft	Sq M
Ground floor	1,507	140
First floor	1,748	162
Total	3,255	302

The property will benefit from 5 car parking spaces in a secure undercroft car park.

LEASE TERMS

The property will be available by way of a new lease. Terms upon application.

BUSINESS RATES

Rateable Value (2017): Rateable value to be assessed.

2020/21 Multiplier:

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

To be confirmed.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be supplied following reburishment.

VIEWINGS

Strictly by appointment with the letting agents:

Richard Venables/Duncan May/Will Davis

VSL & Partners

22 Bankside

Kidlington

Oxford

OX5 1JE

T: 01865 848488

E: rvenables@vslandp.com

dmay@vslandp.com

wdavis@vslandp.com

VSL & Partners Ltd, their clients and any joint agents give notice that:

- These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
- No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
- Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. June 2020

SUBJECT TO CONTRACT

updated: September 20