

# TO LET



**1 – 5 BUCKINGHAM STREET  
OXFORD  
OX1 4LH**

**High quality offices at the fringe of Oxford  
City Centre**

- 1,507 sq.ft to 3,255 sq.ft (140 to 162 sq.m)
- 10 min walk to City Centre
- Self Contained floors
- Secure car parking
- Gas Central Heating

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## LOCATION

1 – 5 Buckingham Street, is located in Grandpont, just south of Folly Bridge. It is accessed via Western Road from Abingdon Road, which is one of the main arterial roads into Oxford from the south.

The property has an amazing river frontage on the south bank of the River Thames and is within easy walking distance of Oxford city centre, the Westgate shopping centre and Oxford railway station.

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## 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.

The property provides the following features:-

- Double Glazing
- LED lighting
- Carpeted floors
- Gas Central heating
- Kitchenette
- WCs
- Shower Facilities
- Bicycle Parking
- Secure Car Parking

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## ACCOMMODATION

The accommodation benefits from the following net internal floor space:-

	Sq M	Sq Ft
Ground Floor	140	1,507
First Floor	162	1,748
<b>TOTAL</b>	<b>302</b>	<b>3,255</b>

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## TERMS

Available on terms to be agreed.

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## RENT

Rent on Application.

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## BUSINESS RATES

To be accessed.

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## VAT

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

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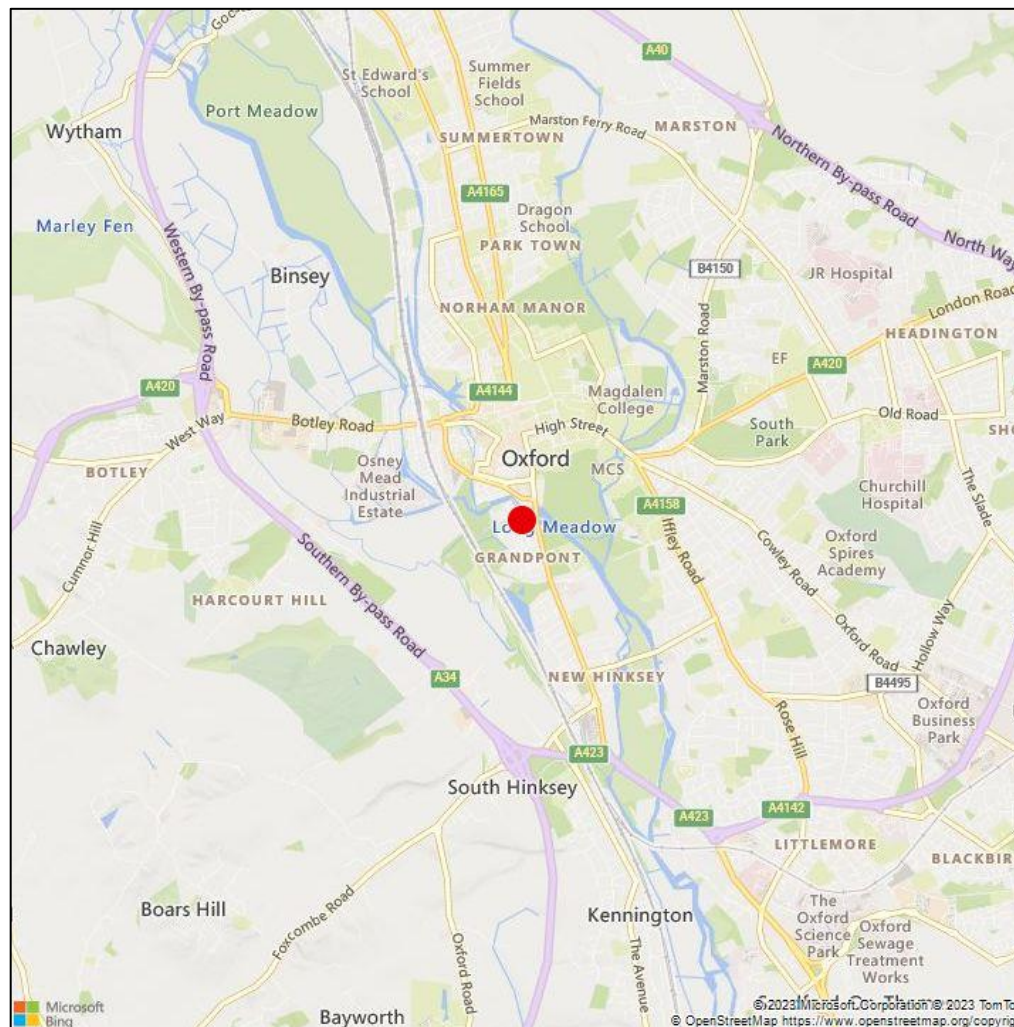
## EPC

The premises have been assessed for their energy performance at a rating of C-75

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Oct 2023





### **Viewing strictly by appointment:**

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### **Joint Agents**

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### **IMPORTANT INFORMATION**

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