



TO LET

Newly Refurbished Modern Office Suites

1,665 – 5,407 sq ft



OXFORD HOUSE
Oxford Row
Leeds City Centre



Description

Oxford House is a prominent, modern 5 storey office building benefiting from significant investment and refurbishment during recent years.

The ground floor spacious reception area, common areas and vacant office suites have all been recently refurbished to a high standard.

The available offices are on the ground and first floors of Oxford House and benefit from a modern specification and great natural light.

Male and female toilets and shower facilities are provided on alternate floors, disabled facilities are also available.

The building benefits from exceptional connectivity and resilience with two separate internet lines. We can provide additional information on the connectivity by way of a comprehensive report.

Oxford House also benefits from on-site secure car parking and cycle storage facilities.

Existing occupiers include:

EXCHANGE
CHAMBERS



citizens
advice

HenryHyams
Solicitors



Specification

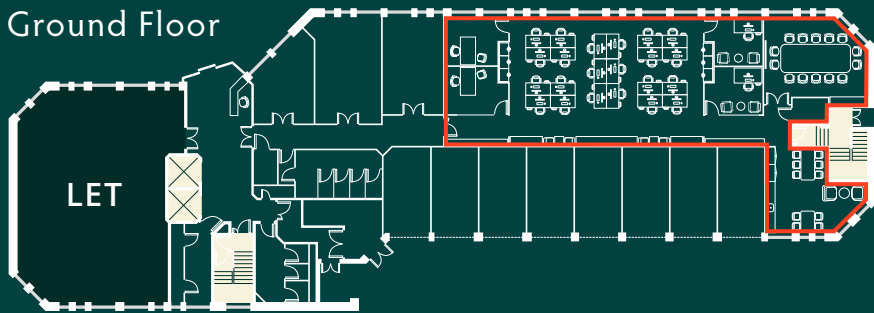
Specification features of Oxford House and the newly refurbished office suites include:

- ◆ Air Conditioning
- ◆ Modern Suspended Ceilings
- ◆ LED Lighting
- ◆ 3 Compartment Perimeter Trunking
- ◆ Excellent Natural Light
- ◆ New High Quality Carpeting
- ◆ Shower Facilities on Alternate Floors
- ◆ Fully DDA Compliant
- ◆ On-Site Parking and Cycle Facilities
- ◆ Exceptional Connectivity
- ◆ Secure Building Access
- ◆ Manned Reception
- ◆ 2 No. 8 Person Passenger Lifts
- ◆ 24 Hour Access

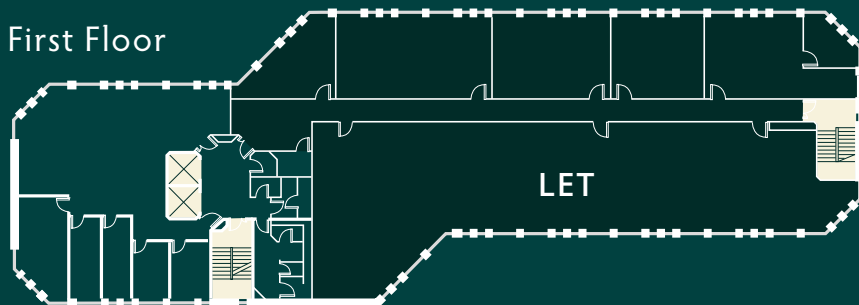


* Indicative layout for 26 employees

Ground Floor



First Floor



Accommodation

The available suites are on the ground and first floors of Oxford House as follows:

FLOOR	SQ FT	SQ M
Ground	3,742	348
First	1,665	155
TOTAL	5,407	503

Please note we are able to offer a range of different split options on the ground floor.

SAT NAV: LS1 3BE

Location

Oxford House is situated in the Civic Quarter of Leeds City Centre, north of Park Square and The Headrow.

Located close to the Law Courts and Leeds General Infirmary, Oxford House is well located to benefit from a full range of cafés, restaurants and other amenities on Great George Street and Millennium Square, all within a few minutes walk.



- 1 The Union Coffee House
- 2 Thai Edge
- 3 Town Hall Tavern
- 4 Ibérica
- 5 San Carlo
- 6 Tribeca City Café
- 7 All Bar One
- 8 Caffè Nero
- 9 Assembly Underground
- 10 Leeds Railway Station



PARKING

Oxford House benefits from secure undercover on-site parking. Further information available on request.

EPC

The property has an Energy Performance Certificate of band D (79). Further details available on request.

TERMS

Each suite is available by way of a new Full Repairing and Insuring lease on terms to be agreed. Details of the quoting rent are available on application.

VIEWING

For further information or to arrange a viewing please contact either of the joint sole letting agents.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
 Carter Towler and Lambert Smith Hampton on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Lambert Smith Hampton has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2022.

Clem McDowell
 clemmcdowell@cartertowler.co.uk

James Jackson
 jamesjackson@cartertowler.co.uk



Ross Firth
 rcfirth@lsh.co.uk

Matt Procter
 mprocter@lsh.co.uk

