



**B1(a) Business - Offices 3,333 - 9,296 sq ft (309.64 - 863.6 sq m)**

**OXENFORD HOUSE**  
**13-15 MAGDALEN STREET**  
**OXFORD**  
**OX1 3AE**

**TO LET**

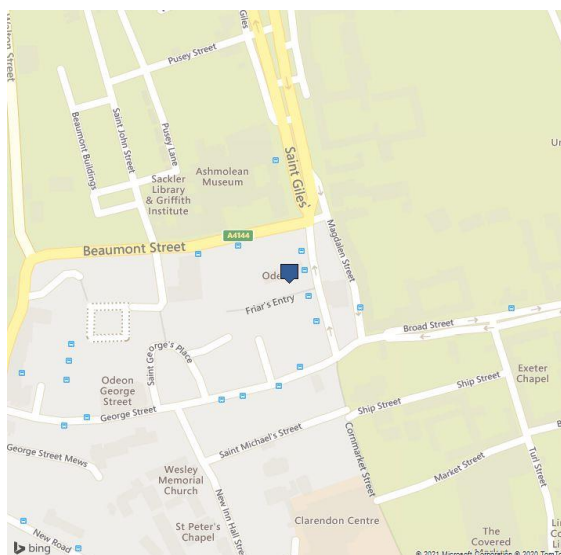
**In Brief**

- Double Glazing
- Recessed fluorescent lighting
- Air conditioning
- Door access system
- Local amenities



## Location

The building is situated on Magdalen Street within close proximity to Oxford's primary leisure district, Cornmarket Street and George Street. Local amenities include Sainsbury's Local, Tesco Metro and numerous food and drink operators. Major bus routes begin and terminate at Magdalen Street and Oxford Rail Station is approximately a 12 min walk away.



## Description

The property is a mid terrace multi storey building of brick construction with concrete cladding. A rear access to the upper floors is found on Friars Entry. The building comprises of a basement operating as a nightclub, ground floor arranged as a restaurant and first floor comprising of a language school.

## Rates

Business Rates are paid direct to the Local Authority (Oxford City Council)

The rates payable is approximately - £8/ sq ft

## Terms

A new effective full repairing and insuring lease is available on Terms to be agreed.

## Accommodation

	sq ft	sq m
2 <sup>nd</sup> floor	3,333	309.6
3 <sup>rd</sup> floor	3,338	310.1
4 <sup>th</sup> floor	2,625	243.9
<b>Total</b>	<b>9,296</b>	<b>863.6</b>

## Additional information

### Rent

Rent on application.

### Service Charge

A service charge applies for the maintenance and repairs of the common parts.

Additional information available on request.

### Legal Costs

Each party to bear their own legal costs.

### Value Added Tax

VAT is applicable where applies.

### EPC

D-92

### Postcode

OX1 3AE

### Enquiries

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### Subject to Contract

#### Important notice

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