



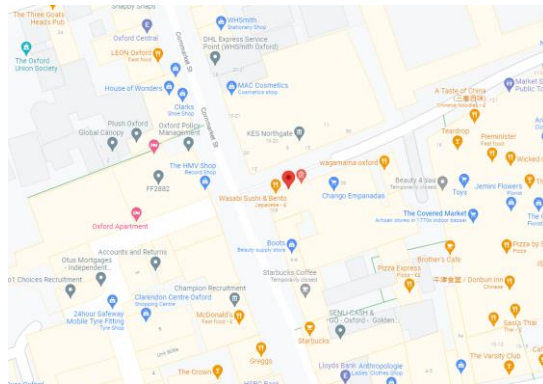
TO LET – REFURBISHED OFFICE SUITE WITH LED LIGHTING AND ELECTRIC HEATING

2nd Floor, 11/12 Cornmarket Street, Oxford OX1 3EX

LOCATION

11/12 Cornmarket Street is an attractive building located on the corner of Cornmarket Street and Market Street in the heart of Oxford City Centre.

Being only 50 metres from Carfax, the property benefits from all the amenities offered by the rich and diverse retail and restaurant offering that central Oxford affords.



The building is next door to the recently completed development undertaken by Jesus College. The ground and first floors of the subject property are occupied by Wasabi.

DESCRIPTION

The available accommodation comprises the entire second floor of the property accessed from the entrance hall on Market Street and the suite is predominantly in open plan layout with private offices and a meeting room. The suite enjoys superb natural light and is in excellent decorative order, with private w/c and kitchen facilities, and is accessible by lift.

ACCOMMODATION

The suite has a net useable floor of approximately 1,172 square feet.

LEASE

A new lease is available for a term by arrangement.

IN BRIEF

- 1,172 sq. ft.
- Superb natural light
- Lift access
- Private w/c facilities

RENT

£32.50/sq ft per annum exclusive

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

RENT

£32.50 per square foot per annum exclusive.

RATEABLE VALUE

The suite has a rateable value of £17,250 effective from April 2023. Interested parties are advised to contact the local Rating Authority for more details.

SERVICE CHARGE

Further details to be provided.

EPC

Further details to be provided.

VAT

The landlord has elected to charge VAT on the rent and other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.



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