



Office

Grade II Listed
City Centre Office

In Prime Location on
Pedestrianised Street

205.88 m² (2,216 ft²)

TO LET

**41 Cornmarket
Street
Oxford
OX1 3HA**



Location

Renowned for its university connections, the historic City of Oxford is a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level.

The property is located within the centre of Oxford and situated on the pedestrianised Cornmarket Street, one of the prime retail destinations within the City Centre. The location benefits from heavy footfall and offers ease of access to all the major public transport routes.

Description

The property is a Grade II Listed, mid-terraced office unit arranged over upper floors. The layout comprises attractive office accommodation with exposed beams and bay windows fronting Cornmarket Street.

Specification

- Carpet flooring
- LED spot and fluorescent strip lighting
- Solid ceilings
- Gas central heating

Tenure

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £39,500 per annum.

Service Charge

A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts within the building of which the premises form part.

Business Rates

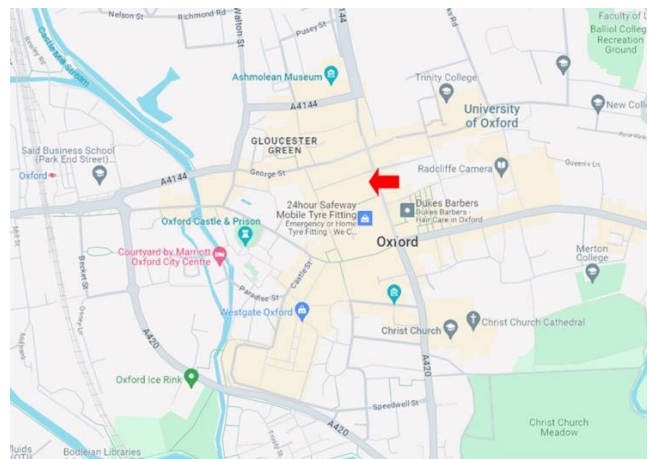
Rateable Value - £23,000
 Small Business Rates Relief may be available.
 Please consult with Oxford City Council

Energy Performance Certificate

The premises have been assessed for energy efficiency at a rating of D-92.

Legal Costs

Each party will bear their own legal costs arising from this transaction.



The Estate Agents Act 1979 and Property Misdescriptions Act 1991: Benedicts for themselves and for the Vendors of the property whose Agents they are give notice that:

- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
- 2) All descriptions, dimensions and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Benedicts has any authority to make or give any representation or warranty whatever in relation to this property.
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- 5) All figures quoted are exclusive of VAT where payable.
- 6) All information regarding Rates has been verified with the Local Authority or Valuation Office and purchasers/tenants should satisfy themselves as to its accuracy.
- 7) Benedicts give no warranty as to the condition of the premises, services or facilities and prospective occupiers must satisfy themselves in this respect.
- 8) The small business rates multiplier is used.