



Temple Court

107 Oxford Road, Oxford, OX4 2ER

**High Quality
Office Investment
With Car Parking
In Convenient Location**

4,540 sq ft
(421.78 sq m)

- Asset management opportunity
- Development potential (subject to planning)
- Strategic location between the City Centre and Oxford Ring Road
- Private parking

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Summary

Available Size	4,540 sq ft
Price	£1,350,000.00
Business Rates	Each suite is separately assessed for business rates. See attached schedule for more details.
VAT	The property is elected for VAT and VAT will therefore be chargeable on the purchase price unless it is possible to arrange this sale by way of a Transfer of a Going Concern
Estate Charge	Upon Enquiry
EPC Rating	C (70)

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. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network.

Within Oxford itself, Temple Court occupies a convenient location just off Oxford Road, one of the principal arterial routes running between the South Eastern Ring Road and the city centre. Temple Court is situated within the thriving suburb of Cowley, close to ARC Oxford Business Park and offers views over playing fields to the rear.

Description

The property comprises a modern, three-storey office building, subdivided internally so as to provide twelve individual office suites, with communal WC and kitchen facilities.

Each suite has been finished to a good standard of internal fitting, with amenities including;

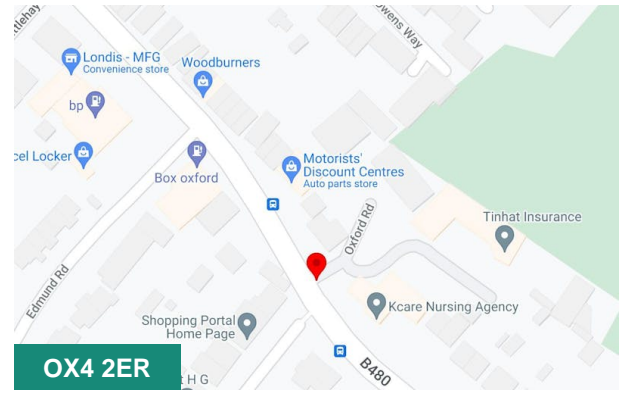
- * Gas fired central heating
- * Perimeter trunking
- * Carpeting
- * Double glazing
- * Intercom entry system
- * Fitted communal kitchen

The premises are situated within Temple Court, a mixed-use residential and commercial development with a private car park offering 18 spaces.

Investment Profile

The freehold interest is available for sale at a price of £1,350,000 exclusive, subject to the tenancies detailed on the attached schedule.

The investment currently generates a rental income of £53,543.90 pa but has the potential to produce a rent roll in the order of £115,000 pa when fully let, reflecting a gross reversionary yield of 8.5%.



Viewing & Further Information



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Tenancy Schedule

Suite:	Tenant:	Sq Ft	Annual Rent	ERV	Service Charge:	Deposit (inc VAT)	Rateable Value	Parking	Start	Term	Rent Review	Expiry	Break Clause	Notes:
1	Vacant	247.88		£6,450.00			£4,700.00	14						
1a	Crystal Business Solutions Ltd T/A Everycare	247.88	£6,197.00	£6,450.00	Fair proportion, no cap	£1,782.00	£5,400.00	23	01/01/2024	6 years	01/01/2026 and 01/01/2028	31/12/2029	Rolling mutual break clause from 1st March 2025 subject to 3 months notice	
2	Micas Simulations Ltd	294.19	£7,943.12	£7,650.00	Fair proportion, no cap	£1,950.00	£5,400.00	29	01/12/2023	6 years	01/12/2025 and 01/12/2027	30/11/2029	Rolling mutual break clause from 1st March 2025 subject to 3 months notice	
2a	Vacant	324.16		£8,450.00			£6,800.00	20						
2b	1st Choice Scaffolding Oxford Ltd	256.96	£6,680.00	£6,700.00	Fair proportion, no cap	£1,725.77	£4,150.00	27	01/01/2024	6 years	01/01/2026 and 01/01/2028	31/12/2029	Break date one year after lease commencement date. 3 months mutual break clause thereafter	Lease awaiting completion
2c	Kcare Nursing Agency Ltd	262.87	£6,836.00	£6,850.00	Fair proportion, no cap	£2,051.00	£6,000.00	28	01/09/2023	6 years	01/07/2025 and 01/07/2027	31/08/2029	Rolling mutual break clause from 1st November 2024 subject to 3 months notice	
2d	Kcare Nursing Agency Ltd	314.17	£8,180.00	£8,150.00	Fair proportion, no cap	£2,454.00	£6,500.00	24	01/09/2023	6 years	01/07/2025 and 01/07/2027	31/08/2029	Rolling mutual break clause from 1st November 2024 subject to 3 months notice	
4b	Vacant	230.18		£6,000.00			£5,000.00	15						
4c	Vacant	322.79		£8,400.00			£6,800.00	19						
5a	Vacant	463.99		£12,050.00			£9,300.00	25 & 26						
7a	Vacant	572.04		£14,850.00			£9,100.00	20 & 21						
7	Vacant	1002.89		£23,000.00			£10,500.00	Area for up to 5 cars						
		4540	£35,836.12	£115,000.00			£6,230.77							