



104 Gloucester Green

Oxford, OX1 2BU

Good quality office accommodation available on inclusive terms

569 sq ft
(52.86 sq m)

- All inclusive rent
- Available by way of a sub lease
- Fitted office suite
- Shared use of meeting rooms and break out space
- Central, vibrant location
- Next to bus station and close to train station
- Next to Gloucester Green Market
- Comfort Cooling

104 Gloucester Green, Oxford, OX1 2BU

Summary

Available Size	569 sq ft
Rent	£60,000 per annum All Inclusive Rent
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (62)

Location

The property is located on Gloucester Green and has it's own separate access adjacent to the entrance to the Old Fire Station. The property is adjacent to the bus station and is approx 0.5 miles from Oxford Railway Station. The office is well situated for the Gloucester Green Market plus amenities on George Street

Description

Studio 2 offers a fully fitted, plug-and-play style accommodation, ideal for ease of entry and management with fixed costs.

The office is situated at the rear of the first floor. The suite is open plan and is fully fitted with 7 larges desks but there could be space for a few more.

Te tenant will have access to two meeting rooms which are available to book, plus the central communal workshop/breakout space and a small kitchenette.

Accommodation

The accommodation comprises the following areas:

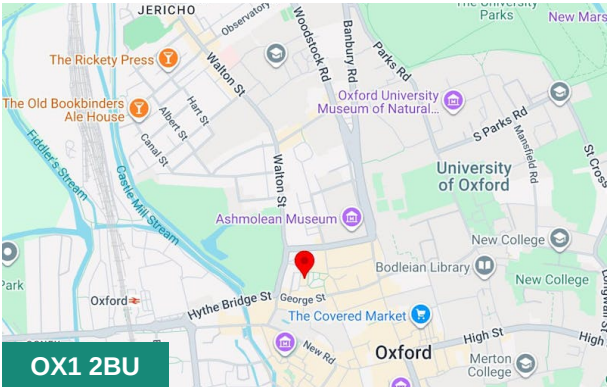
Name	sq ft	sq m	Availability
1st - Studio 2	569	52.86	Available
Total	569	52.86	

Terms

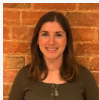
- The property is available by way of a sublease from Purcell Architects for a term of years to be agreed at an annual rent of £60,000. The rent is fully inclusive of:
- o Estates management
 - o Business rates
 - o Insurances
 - o Capped Wi-Fi Broadband (100mbps upload/download)
 - o Heating/cooling
 - o Cleaners
 - o Electrics, gas, water
 - o Alarms
 - o Waste collection
 - o Kitchen appliances/tea, coffee etc.

Viewings

Viewings are available by prior appointment with the sole letting agents.



Viewing & Further Information



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