



SECOND FLOOR OFFICES IN SUPERB LOCATION;

975 SQ.FT (90.61 SQ.M)

1-4 THE PLAIN, OXFORD, OX4 1AS

TO LET



SECOND FLOOR, 1-4 THE PLAIN, OX4 1AS

LOCATION

The premises are in a lovely location at the head of The Plain above the offices occupied by Penny and Sinclair. They command views over The High, Magdalen Bridge and The Plain.

Transport links are very good with buses serving all three arterial routes (Abingdon and Cowley Roads plus St Clements') that converge at this point.

There are car parks at St Clements' and Cowley Road. The premises can be accessed without paying the congestion charge from Abingdon or Cowley Roads.

DESCRIPTION

The premises offer a rare opportunity to acquire offices in a commanding position.

They offer their own entrance way but are accessed via communal stairs. They are carpeted and painted and provide a mixture of open plan and a cellular office with a meeting room.

There are ladies' and gents' WC facilities shared with Penny and Sinclair.

ACCOMMODATION

The property includes the following approximate net internal floor areas:

975 sq.ft. (90.6 sq.m)

Ladies' and Gents' WCs are located off the stairway with a small kitchenette within the offices.

PLANNING

We are advised that the property currently falls within Class E of the use class order.

The premises are located with Oxford City Planning area.

RATEABLE VALUE

The premises have a listing under the 2026 rating list of £19,250
This is NOT the rates you pay.

TENURE

The offices is available to let on new effective full repairing lease for a term of three or five years. There will be a mutual break and rent review at the third year. There will be a recharge for common repairs, parts and insurance. The heating and lighting is on a common supply provided by the landlord. The cost of which is reclaimed by a service charge which is budgeted at £8,115.62 for the year 2026. The lease will be contracted outside the renewal provisions of the 1954 Landlord and Tenant Act.

RENT

We are instructed to quote an initial rental of £ 20,000 per annum exclusive of rates and all other outgoings.

RENT DEPOSIT

There will be a three month rent deposit

EPC

The building has an EPC rating of E

VAT

All figures quoted exclude VAT where applicable. We are advised VAT is not applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Bruce Raybould

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