



## 5 Alfred Street

Oxford, OX1 4EH

### Small office within an attractive period property in the heart of Oxford City Centre

**689.11 sq ft**  
(64.02 sq m)

- Open plan office
- 2 meeting rooms/private offices
- Call booth
- Tea Point
- Communal kitchen and shower
- Available furnished
- Floor boxes and perimeter power trunking
- Beautiful views over Oxford

# 5 Alfred Street, Oxford, OX1 4EH

## Summary

<b>Available Size</b>	689.11 sq ft
<b>Rent</b>	£27,500 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£240 per month includes building management and internal maintenance
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (72)

## Location

The property is situated in the heart of Oxford's city centre, close to Christ Church College. Alfred Street leads directly from the High Street (next to The Ivy) and can also be accessed from Blue Boar Street via St Aldate's. The property is adjacent to the historic Bear Inn and opposite Blue Boar Court (serviced offices run by The Oxford Trust).

## Description

The office suite is situated on the 3rd floor and is accessed by an original wooden staircase.

The office suite comprises a small entrance lobby, open plan work space with 2 meeting rooms/private offices and an additional small private office/call booth. The office suite has both floor boxes and perimeter power trunking and a small integrated tea point supplying filtered drinking water.

Additional communal kitchen facilities are available in the basement alongside the shared WCs and a shower. The suite can be made available with the existing furniture if required.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Office	689.11	64.02	Available
<b>Total</b>	<b>689.11</b>	<b>64.02</b>	

## Viewings

Viewings are by prior appointment with the sole agents.

## Terms

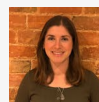
The third floor office suite is available by way of a new internal repairing lease, for a term of years to be agreed.

There is a service charge which covers building management and maintenance. The tenant will be responsible for 25% of the utility charges for the property.

VAT is payable on all costs.



## Viewing & Further Information



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