



Boxhall Building

Rear of 14 Broad Street, Oxford, OX1 3AS

**Hidden gem providing
unique office space in the
heart of Oxford City Centre**

1,905.38 sq ft
(177.02 sq m)

- Central but private location
- Self contained building
- High quality fittings
- Meeting Room
- Shower

Boxhall Building, Rear of 14 Broad Street, Oxford, OX1 3AS

Summary

Available Size	1,905.38 sq ft
Rent	£65,000 per annum
Rates Payable	£3.63 per sq ft
Service Charge	N/A
Estate Charge	N/A
EPC Rating	D (89)

Location

The Boxhall Building occupies a prime yet discreet position to the rear of 14 Broad Street, in the historic core of Oxford city centre. Broad Street is one of Oxford's principal thoroughfares, known for its architectural significance and proximity to key university and cultural institutions, including the Bodleian Library, the Sheldonian Theatre, and Balliol and Trinity Colleges.

Access to the Boxhall Building is obtained via a passageway situated to the righthand side of 'Kiltane' on Broad Street.

The building benefits from a highly central and prestigious location within walking distance of all major city-centre amenities, public transport links, and university departments.

The surrounding area is pedestrian-friendly and filled with a plethora of shops, restaurants, hotels and cafes.

Description

The Boxhall Building comprises a unique period property, originally constructed as part of a small cluster of cottages and outbuildings but more recently refurbished as offices. The property benefits from an attractive entrance lobby, leading to modern ground floor WC's, Scandinavian style kitchen, open plan office, ancillary storage/server room and a ground floor shower room. A hardwood staircase leads up to a large open plan office with a meeting room. The property benefits from good natural light via large windows and lightwells.

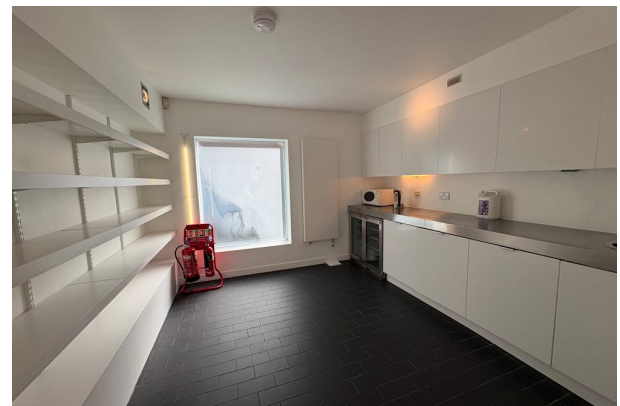
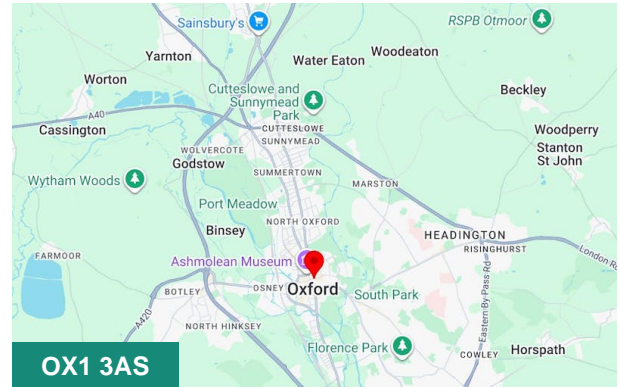
Accommodation

The accommodation comprises the following areas:

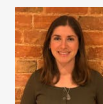
Name	sq ft	sq m
Ground - Office	504.19	46.84
Ground - Server room/storage	297.73	27.66
1st - Office	1,103.46	102.51
Total	1,905.38	177.01

Viewings

Viewings by prior arrangement with the sole agents.



Viewing & Further Information



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