FLEXIBLE DE-FURBISHED OFFICE ACCOMMODATION
TO LET – 4,825 - 9,659 SQ FT (448 - 896 SQ M)
134 COWLEY ROAD, OXFORD, OX4 1JH
GROUNDBREAKING OFFICE SPACE ARRIVES IN OXFORD
OXFORD

The city is synonymous with its Universities which consistently rank among the best in the world. In combination with its colleges they support one of the fastest growing and high value economies in the country with approximately 73% of employment in the ‘knowledge intensive’ sectors.

SITUATION

East Oxford - The building is located less than 500m from The Plain/ Magdalen Bridge and occupies a prominent position on the corner of Cowley Road and James Street. The building is surrounded by a plethora of independent shops, cafés, restaurants as well as national multiples like Costa, Brewdog, and Sainsburys.
Oxford Tube access from nearby St Clements as well as other express bus links.

Oxford Brookes main campus 1km (0.6 miles).


Oxford Railway Station approximately 2.2km (1.3 miles) away.

Dockless Bike Hire apps in Oxford: MoBike, Ofo, Donkey Republic, Pony Bikes.

Nearest bus stop 20m.

Quick and direct access into Central London via the M40.

Under an hour to London Heathrow Airport, Europe’s largest airport by passenger numbers.
Loft Oxford comprises three floors of office space with a fresh, stripped back look. The building is available to let on a floor by floor basis.

The comprehensive refurbishment comprises:

- Entirely new building envelope
- Fully Exposed ceiling
- Slim line suspended LED lighting
- Raised access floors
- Full height glazing
- Air conditioning (VRV system)
- New passenger lift
- Ground floor feature entrance

The loft style transformation provides East Oxford with the ground-breaking, alternative business space it deserves, offering space of the highest quality and design, immersed within the street scene of Cowley Road.
BUILDING AMENITIES

- Exposed Services
- Floor to Ceiling Glazing
- Access to Green Spaces
- Air Conditioning
- Passenger Lift
- Raised Floors
- Showers
- Bicycle Racks
- Competitive Occupational Costs
<table>
<thead>
<tr>
<th>FLOOR</th>
<th>IPMS (sq m)</th>
<th>IPMS (SQ FT)</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>First floor</td>
<td>448.37</td>
<td>4,826</td>
<td>AVAILABLE</td>
</tr>
<tr>
<td>Second floor</td>
<td>448.26</td>
<td>4,825</td>
<td>AVAILABLE</td>
</tr>
<tr>
<td>Third floor</td>
<td>369.3</td>
<td>3,975</td>
<td>LET</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,265.93</td>
<td>13,626</td>
<td></td>
</tr>
</tbody>
</table>

NIA measurements available upon request.
**Rent**
On application.

**VAT**
We are informed that VAT will be payable on the rent.

**Rates**
To be assessed on completion.

**Service Charge**
A service charge will be applicable based on occupation.

**EPC**
EPC rating A-25

**Legal Costs**
Each party is to be responsible for their own legal costs.

**Occupational Costs**
We are expecting the overall occupational costs to be competitive compared with city centre and out-of-town locations in and around Oxford.

**Viewings**
By prior appointment with the sole letting agents.

**Contact**

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