

TO LET - OFFICE

2 -3 CAMBRIDGE TERRACE

2-3 Cambridge Terrace, Oxford, OX1 1RR



Key Highlights

- 3,901 to 12,006 sq ft
- EPC - B rating
- Recessed LED lighting
- Central Oxford location.
- Modern kitchen space on each floor
- Mixture of open plan and meeting room space
- Covered secure cycle storage

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Description

Available as a whole or on a floor by basis, the available space comprises three floors of modern office space within 2-3 Cambridge Terrace.

Located in central Oxford the office benefits from its own dedicated entrance at street level. Internally the offices accommodation provides a mixture of open plan, meeting room space and kitchen space.

Location

The building is situated between Cambridge Terrace and Rose Place in central Oxford, just 290m South of Queen Street/High Street. Nearby amenities include the redeveloped Westgate Shopping Centre (approx. 150 metres to the east) which hosts a wide range of shops, cafes, restaurants and bars as well as a Pure Gym. Oxford Combined Court is approx.200 metres to the south east. Oxford's main railway station is approximately 800 metres to the north west and provides regular direct services to London Marylebone and Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,901	362.41	Available
1st	4,010	372.54	Available
2nd	4,095	380.44	Available
Total	12,006	1,115.39	

Specification

- Mixture of perimeter trunking and floor boxes.
- Range of meeting room and break out spaces.
- Modern kitchen space on each floor.
- Air conditioning and heating.
- Passenger lift in common area.
- Separate access for ground floor space.
- Recessed LED lighting.
- Covered secure cycle storage.
- Common areas and WC's are under refurbishment.

Viewings

Strictly by appointment through the sole letting agent.

Terms

New lease terms to be agreed by way of negotiation.

Contact

George Brown

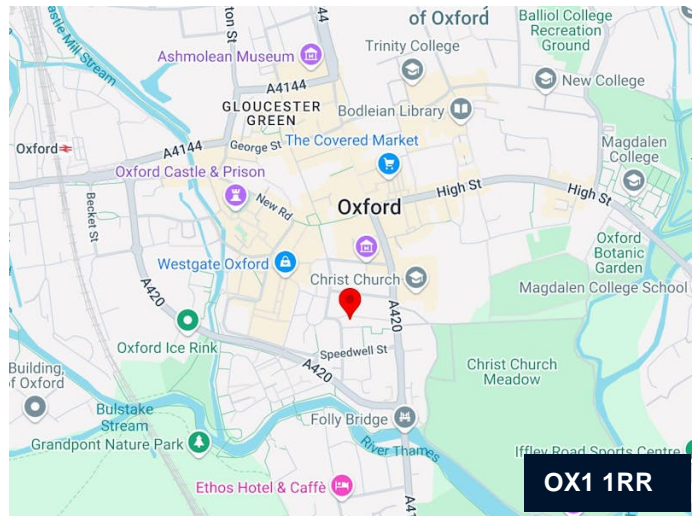
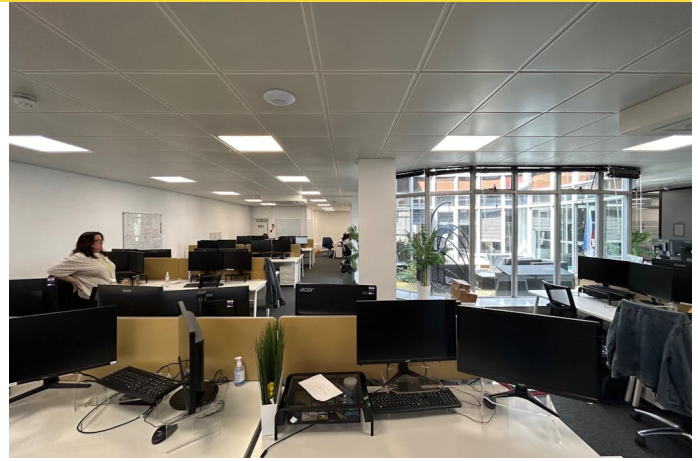
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