

TO LET - D1 (NON RESIDENTIAL INSTITUTIONS) / OFFICE

65 GEORGE STREET

George Street, Oxford, OX1 2BQ



Key Highlights

- 4,122 sq ft
- Prominent Location
- Retractable Partitioning
- Lease Available Of Up To 5 Years
- Current Use Class F1
- A/C Throughout
- Suspended Ceiling
- Suitable for Use Class E (STP)

SAVILLS Oxford
Wytham Court
Oxford OX2 0QL
01865 269 000
savills.co.uk



Description

Prominent self contained building in Central Oxford, the property comprises office space currently used for educational purposes. Currently the first floor comprises a reception area with a large open plan office/class room plus kitchenette, WCs and a number of glass partitioned individual offices/meeting rooms which can be removed to create another large open plan space. The second floor comprises 4 further large classrooms and a break out area plus WCs and a small office/meeting room. Partitioning could be removed to create more open plan office space.

Location

Located on the northern side of George Street in Oxford city centre and close to Oxford's central railway station. George Street offers a number of restaurant and café operators on the doorstep as well as Cornmarket Street and Westgate also being nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - First and Second Floors	4,122	382.95	Available
Total	4,122	382.95	

Specification

- Suspended ceiling
- LED Lighting in part
- Wall mounted air conditioning units throughout
- Solid floors
- Retractable partitioning
- Good natural light
- Stair lift fitted to access first floor

Viewings

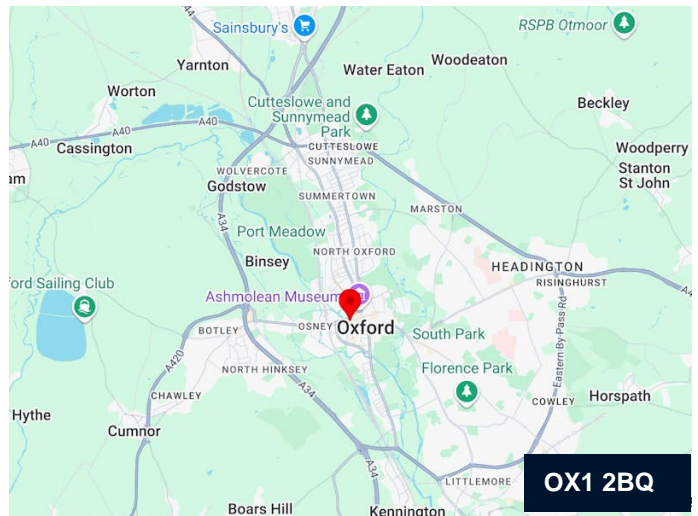
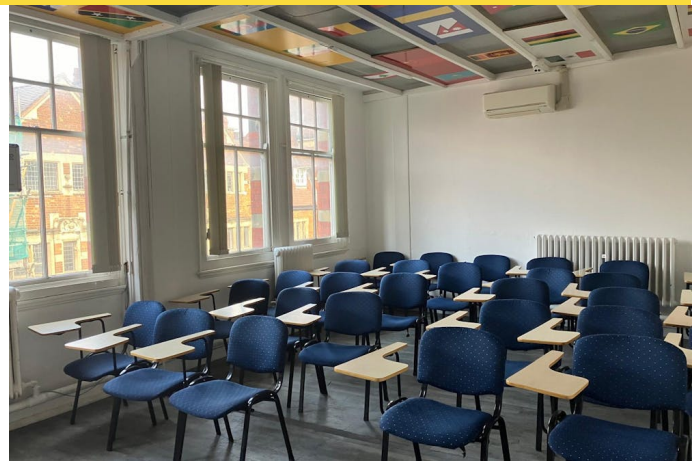
By arrangement through sole letting agents only

Terms

Leases of up to 5 years available

Business Rates

Rates payable: £24,950 per annum



Contact

Sophie Holder

01865 269 104

07966816313

saholder@savills.com

Henry Harrison

07779402649

henry.harrison@savills.com

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Energy performance certificate (EPC) recommendation report

Oxford Business College UK Ltd
65 George Street
OXFORD
OX1 2BQ

Report number
9424-4069-0250-0190-3895

Valid until
20 November 2025

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing PV.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider insulation of external solid walls	Medium
Consider part automation of lighting control	Medium

Property and report details

Report issued on	21 November 2015
Total useful floor area	429 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	David Barrington
Telephone	07800675146
Email	david@davidbarringtonltd.com
Employer's name	David Barrington
Employer's address	23 St Martins Street, Wallingford, OX10 0AL
Assessor ID	ECMK300858
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK
