

TO LET - OFFICE

# 1 CAMBRIDGE TERRACE

1 Cambridge Terrace, Oxford, OX1 1RR

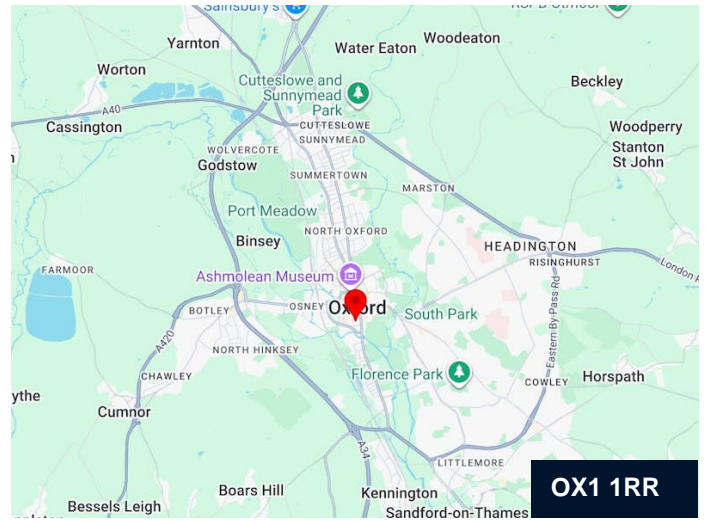


## Key Highlights

- Mixture of open plan and meeting space
- New covered secure cycle store
- Passenger Lift
- Suites available from 700 sq ft
- Recessed LED lighting
- Central Oxford location
- Suites fitted to Cat A+ specification

Wytham Court  
Oxford OX2 0QL  
**01865 269 000**  
[savills.co.uk](http://savills.co.uk)





## 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 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.

## Description

Available in floors or part floors, the available space comprises two floors of modern office space within 1 Cambridge Terrace across ground and first floor. The property is undergoing internal and external refurbishment and will be fitted to Cat A+ specification, including carpets and kitchens. Unit A benefits from a shower and refurbished WCs on the ground floor will also provide a shower. The refurbishment is expected to complete in Q3 2026.

Internally the office accommodation provides a mixture of open plan, meeting room space and kitchen space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - North Suite (A)	1,959	182	Available
1st - South Suite (B)	2,368	219.99	Available
Ground - Unit 1	3,315	307.97	Available
<b>Total</b>	<b>7,642</b>	<b>709.96</b>	

## Specification

- Perimeter power trunking
- New metal tile ceilings
- Modern kitchen space in each suite.
- Air conditioning and heating.
- Passenger lift in common area.
- Recessed LED lighting.
- Covered secure cycle storage.
- Showers
- New Carpets

## Viewings

Strictly by appointment through the sole letting agent.

## Terms

New lease terms to be agreed by way of negotiation.

## Contact

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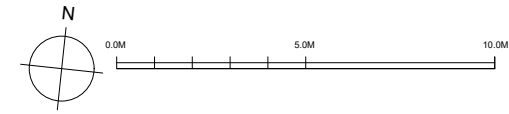
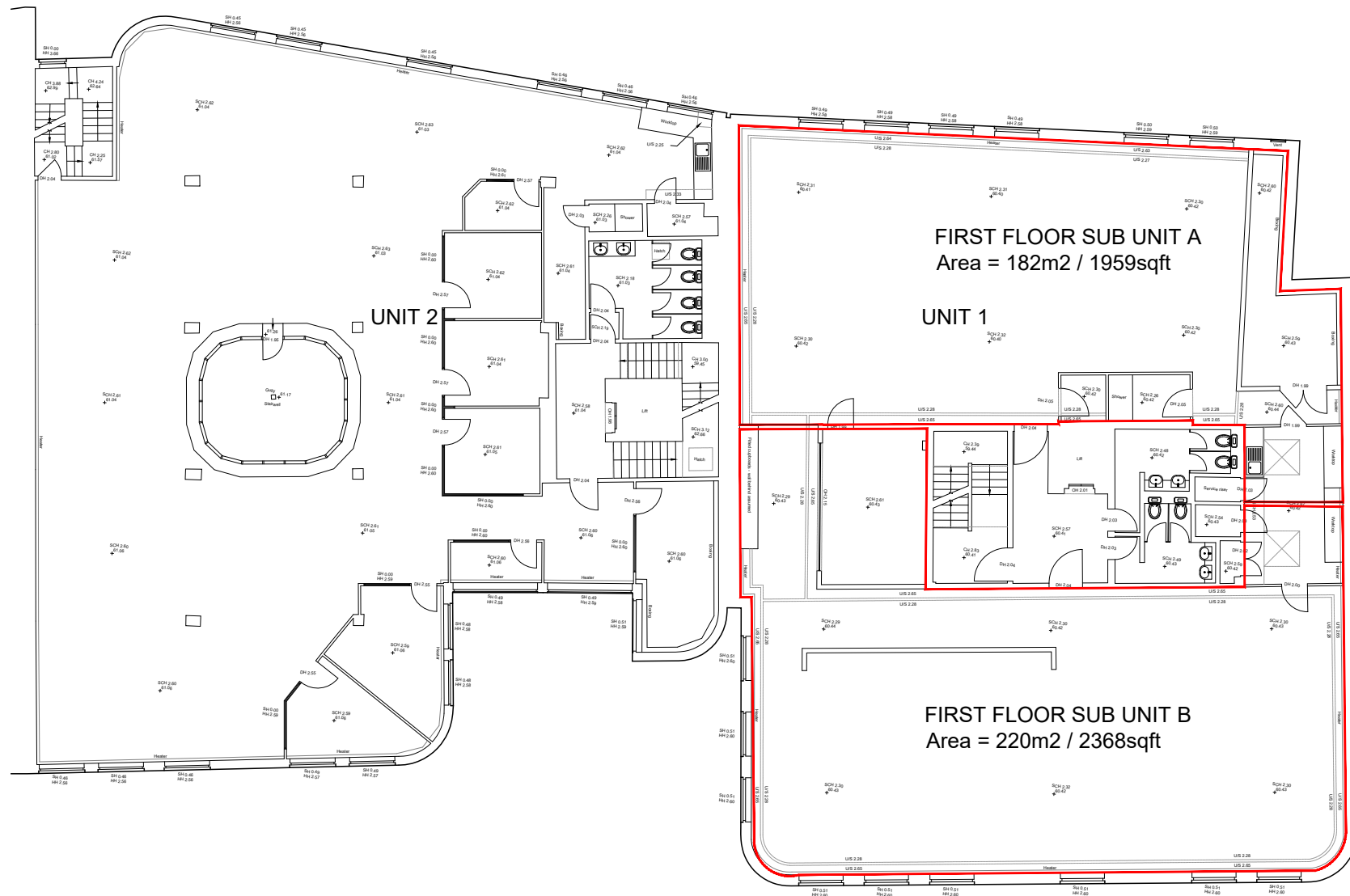
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Client			
Christ Church			
Project			
1-3 Cambridge Terrace			
Drawing Title			
Proposed First Floor			
Scale	Date	Drawn	Checked
1:200 @ A3	Jan 2025	RE	GF
Drawing Number	Rev.	Project Number	
24-46-09	A	440265	

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**GIA ACCOMMODATION SCHEDULE**

**UNIT 1**

GROUND FLOOR = 308m<sup>2</sup> / 3315sqft

FIRST FLOOR = 460m<sup>2</sup> / 4951sqft

SECOND FLOOR = 387m<sup>2</sup> / 4165sqft

**UNIT 2**

GROUND LOBBY = 27m<sup>2</sup> / 290sqft

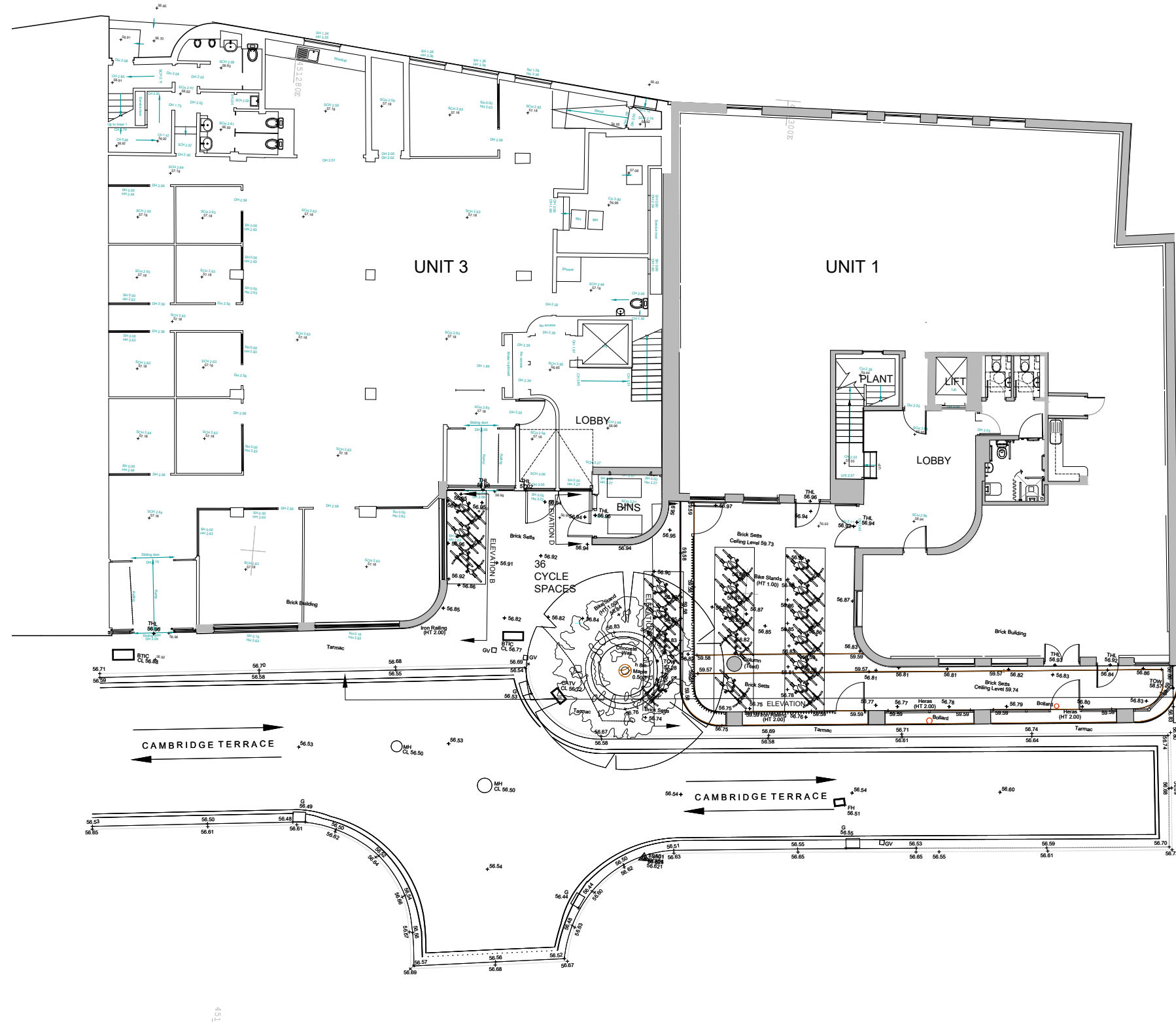
FIRST FLOOR = 436m<sup>2</sup> / 4693sqft

SECOND FLOOR = 439m<sup>2</sup> / 4725sqft

**UNIT 3**

GROUND FLOOR = 403m<sup>2</sup> / 4337sqft

**TOTAL = 2,460m<sup>2</sup> / 26533sqft**



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Client Christ Church			
Project 1-3 Cambridge Terrace			
Drawing Title Proposed Ground Floor			
Scale 1:200 @ A3	Date Jan 2025	Drawn RE	Checked GF
Drawing Number 24-46-08	Rev. A	Project Number 440265	