

**TO LET**

**Carter Jonas**



**8 HOLLYBUSH ROW  
OXFORD  
OXFORDSHIRE  
OX1 1JH**

**High quality 'plug n play' offices in the heart  
of Oxford**

- 1,754 sq.ft (163 sq.m)
- 2 min walk to Oxford Rail Station
- Fully furnished and Data Cabled
- Private courtyard
- Shower facility
- Secure cycle parking

## LOCATION

8 Hollybush Row is situated in the heart of Oxford adjacent to Park End Street leading to the main retail zones of the city.

The offices are perfectly positioned to offer quick access to Oxford City Centre and its amenities, whilst also being a 2 minute walk from Oxford Railway Station which in turn offers direct access to London via the Paddington line.

## DESCRIPTION

The property comprises of a two storey building with brick façade under a pitched tiled roof with a private and secure courtyard.

Internally the property has been refurbished to provide top class office accommodation fully fitted with modern contemporary furniture fully data cabled (Cat 6) to a dedicated server room on the first floor. Both floors benefits from a high quality fully fitted kitchen with dishwasher and fridge.

The building benefits from state of the art digital access systems along with energy recovery fresh air system on the ground floor.

The property provides the following specification

- Fully Furnished with height adjustable workstations
- Superfast Wi-Fi
- LED Lighting
- Comfort Cooling
- Fresh Air Exchange
- Kitchenette
- Shower
- Male & Female WC
- Private Courtyard

## ACCOMMODATION

The office has an approximate net internal floor area of

|              | Sq M       | Sq Ft        |
|--------------|------------|--------------|
| Ground Floor | 101        | 1,087        |
| First Floor  | 62         | 667          |
| <b>Total</b> | <b>163</b> | <b>1,754</b> |

## TERMS

Rent on Application on terms to be agreed.

## VAT

The building has been elected for VAT.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value (Grd Floor) - £41,000

Rateable Value (1<sup>st</sup> Floor) - £26,250

We recommend interested parties contact Oxford City Council in this regard to confirm the business rates liability for the property.

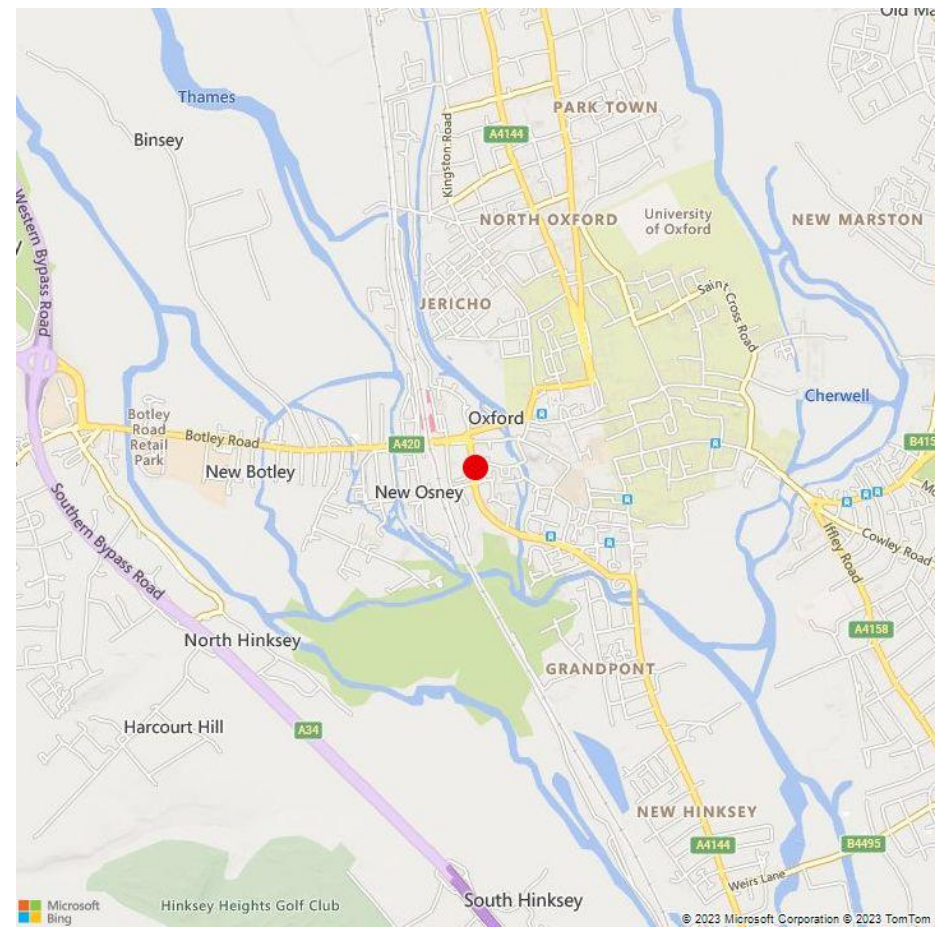
## EPC

TBA

July 23







## Contact Details

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## IMPORTANT INFORMATION

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