

**TO LET**

**Carter Jonas**



**FIRST & SECOND FLOORS  
RED LION SQUARE  
OXFORD  
OX1 2BZ**

**Self contained office suite within the centre  
of Oxford surrounded by a wealth of local  
amenities.**

- 875 – 1,783 sq.ft ( 81.29 – 165.65 sq.m)
- Flexible Terms Available
- Centrally Located
- LED Lighting
- Partitioned Offices

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## LOCATION

The property is situated on Red Lion Square adjacent to Gloucester Green, where the Oxford Market takes place.

George Street lies south of the building and is one of the main thoroughfares through the city which connects with central retail and leisure locations of Cornmarket Street and Broad Street which in turn leads to the High Street and the Westage Shopping Centre

Oxford Rail Station is approximately 0.4 miles away with direct services to London Marylebone and Birmingham Snow Hill.

The A34 dual carriageway is situated 2.2 miles west which provides links to J9 of the M40 and J13 of the M4.

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## DESCRIPTION

The property provides two recently refurbished self contained office suites located on the first and second floors which can be let as a whole or separately. The suites provide the following specifications: -

- WC's on each of the floors
- Changing room facilities
- Double Glazing
- LED Lighting
- Perimeter Trunking
- Gas central heating

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## ACCOMMODATION

The accommodation comprises the following areas:

	sq.ft	sq.m
First Floor	908	84.36
Second Floor	875	81.29
TOTAL	1,783	165.65

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## TERMS

Available on terms to be agreed.

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## RENT

Rent on Application.

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## BUSINESS RATES

Ratable Value - TBA

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## EPC

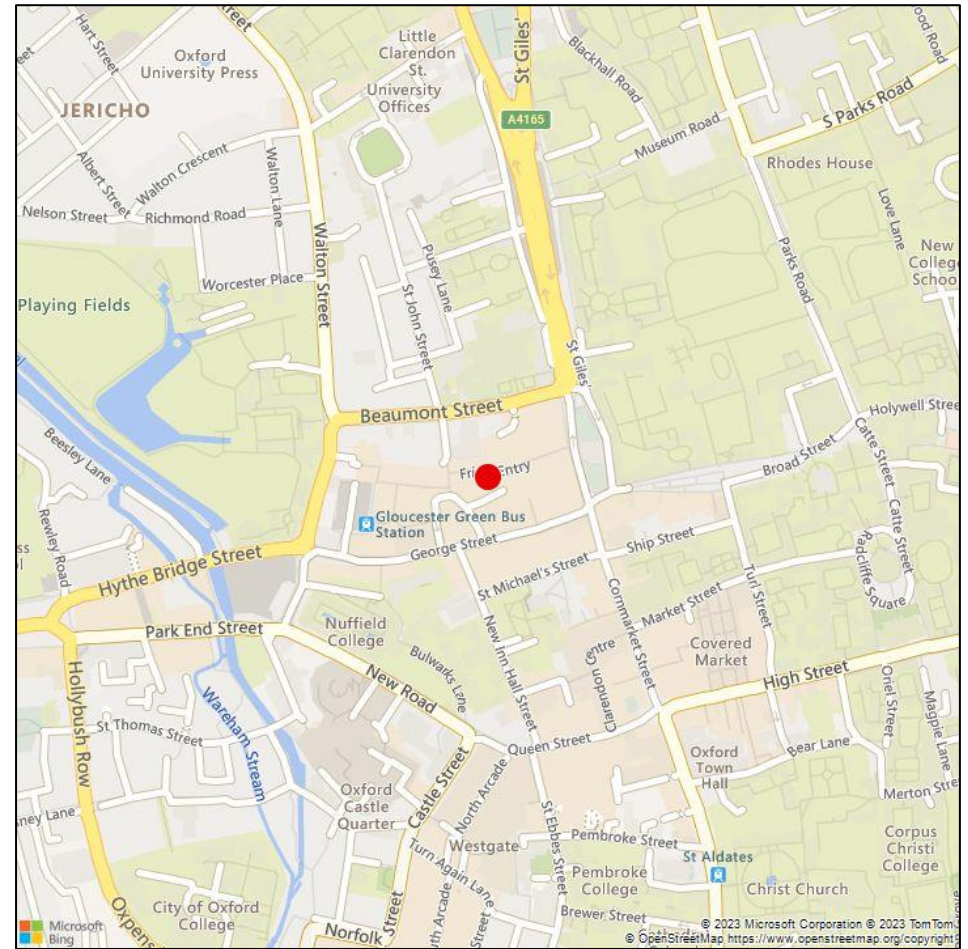
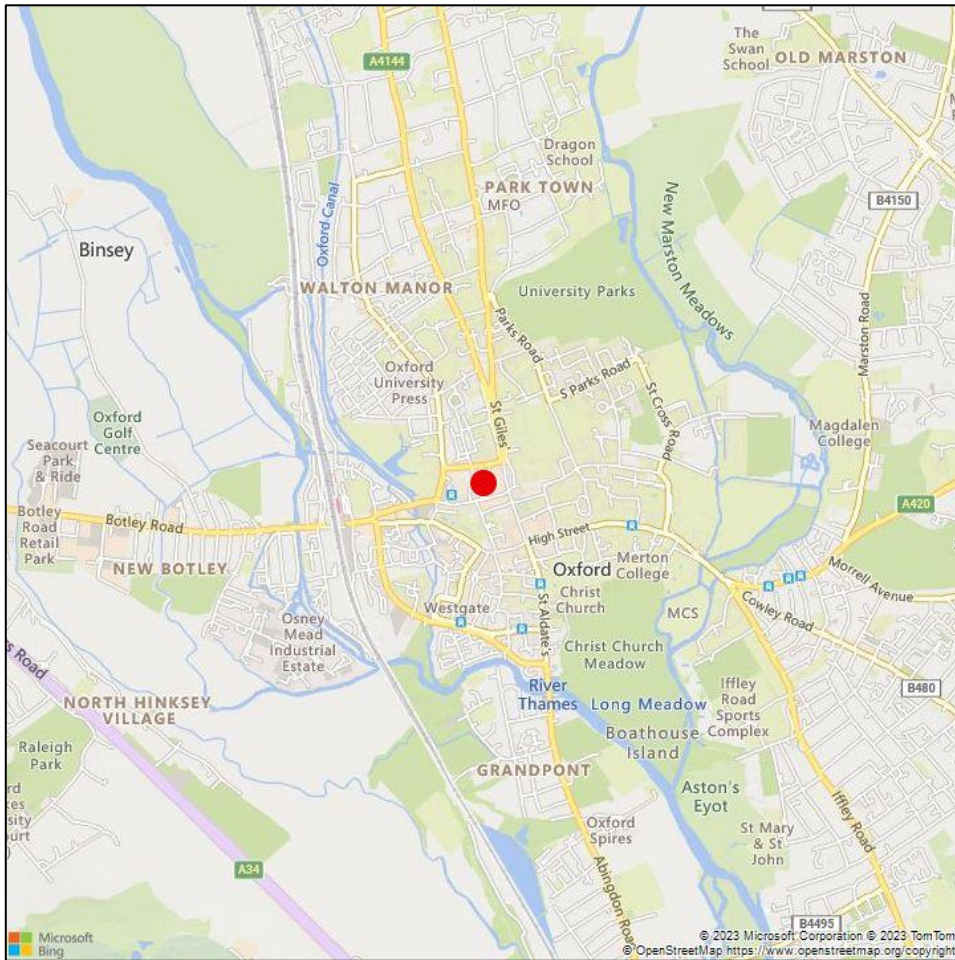
The premises have been assessed for their energy performance at a rating of EPC D-83.

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**Viewing strictly by appointment**

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**IMPORTANT INFORMATION**

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