

meesonwilliams

TO LET

OXFORD OFFICES

**CITY CENTRE OFFICES WITH
UNIQUE HISTORICAL LEGACY**

ON THE INSTRUCTIONS OF OXFORD CITY
COUNCIL.

84.08 SQ M (905 SQ FT) NIA

01865 349011



Part 2nd and 3rd Floors
3 Cornmarket Street
Oxford
OX1 3EX

www.meesonwilliams.com

LOCATION

Cornmarket Street is one of the principle commercial and retailing locations in the heart of Oxford city. The building is close to Carfax marking the junction of Cornmarket, High Street, St Aldates and Queen Street, and providing convenient access to the central amenities and bus services. There are also car parks within walking distance.

DESCRIPTION

Exceptional historical offices, forming part of a Grade II* Listed building, including the 'Painted Room' which exhibits rare Elizabethan wall paintings and where William Shakespeare is believed to have stayed. The entrance door is on the first floor landing with access directly from Cornmarket Street. The offices have power/telecoms to skirting trunking, fluorescent & spot lighting, carpeting, and toilet facilities.

ACCOMMODATION

The property comprises the following net internal area:

	<u>Sq M</u>	<u>Sq Ft</u>
<u>Second Floor</u>		
Painted Room	21.17	228
Panelled Room	19.75	213
Toilet	--	--
<u>Third Floor</u>		
Office 1	23.67	255
Office 2	19.38	209
TOTAL	84.08	905

TERMS

Available by way of a new internal repairing & insuring sub-lease to expire no later than October 2013. A longer lease may be available by agreement. The quoting annual rental is £11,500 without review. The sub-lease would be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. There would be a provision in the sub-lease that, by prior written notice, Oxford City Council may view the 'Painted Room' with up to 6 visitors. The tenant is not responsible for repairing the painted plaster walls in the 'Painted Room'.

BUSINESS RATES

The 2010 Rateable Value is £6,300.

VAT

All terms quoted are exclusive of VAT.

COSTS

It is the standard policy of Oxford City Council that their reasonable costs (to be agreed) incurred in this transaction are to be borne by the ingoing tenant.

SERVICES

We have not tested the services and give no warranty as to their condition.

VIEWING

Strictly by appointment through Meeson Williams.

July 2011

SUBJECT TO CONTRACT



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Important notice.

Meeson Williams give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Meeson Williams or the representing agent of the property displayed has the authority to make or give any representation or warranty in relation to the property.

Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted.

7 Court Farm Barns, Medcroft Road, Tackley, Kidlington, Oxford OX5 3AL

Viewings by prior appointment

01865 349011

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