

Ramsay House

18,857 SQ FT (1,752 SQ M) Approx

On behalf of



Ground Floor Reception
and Second Floor Offices -
St Ebbe's St, Oxford, OX1 1PT



Long leasehold interest for Sale or To Let with vacant possession
Unique Opportunity to Purchase a Large Office in Oxford City Centre

Your attention is drawn to the important notice at the end of the text.

LOCATION

Ramsay House is located on the corner of Queen Street and St Ebbe's within the very heart of Oxford city centre. The principal entrance to the office is on St Ebbe's Street which is semi-pedestrianised. Public car parking can be found nearby within the Westgate multi storey car park.

DESCRIPTION

Ramsay House was developed in the late 1990s and comprises a three storey modern building with a BHS department store at ground and first floor levels.

The accommodation comprises second floor self contained modern office space with a prominent ground floor entrance providing large reception area with canopied entrance.

The second floor provides a large modern office area which is presented mainly as open plan. Features include:-

- | Automatic front door (DDA compliant)
- | Large reception lobby
- | Ground floor meeting rooms
- | 2 x passenger lifts (630kg/8 person)
- | Male, female and disabled WCs at second floor level
- | Suspended ceiling with Cat 2 lighting
- | Raised access floors
- | Air conditioning
- | Feature octagonal meeting room overlooking Queen Street
- | Good natural light throughout including several skylights in roof
- | Opening double glazed windows

ACCOMMODATION

The property comprises the following net internal floor areas:-

	Sq Ft	Sq M
Ground floor reception	1,433	133.20
Ground floor storage	455	42.29
Second floor office	16,935	1,573.00
Second floor internal storage	32	3.00
Total	18,857	1,751.86

In addition there is a secure bicycle store on the ground floor which can accommodate approximately 24 bicycles.

PLANNING

The second floor benefits from Class B1 office use. Other uses may be considered, subject to planning.

CONSIDERATION

Oxford City Council hold a long leasehold interest for a term of 125 years less 3 days from 30th August 1996. This is subject to a rent of £400 per year without review.

The second floor is available subject to an assignment of the existing lease at a quoting figure of £2.8 million.

Consideration may be given to a shorter term occupational lease if the financial covenant provides a satisfactory investment opportunity.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

OUTGOINGS

Business Rates Offices & Premises
2010 RV: £227,000

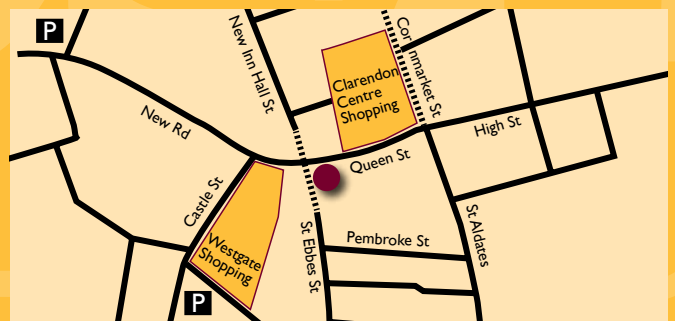
Service Charge To the year end March 2010 was
£14,994 plus VAT

TIMING

The property is offered with vacant possession by March 2012.

LEGAL COSTS

The ingoing party is to be responsible for Oxford City Council's legal costs and surveyors costs in respect of this transaction.



VIEWINGS

By prior appointment with the sole agents:-



Richard Venables
rvenables@vslandp.com
Tom Barton
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