

58.60

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oxford ox1 1st



**OXFORD CITY CENTRE OFFICE  
SPACE AVAILABLE TO LET  
IN SUITES FROM APPROX**

**990 SQ FT – 5,049 SQ FT**

(92 - 469 SQ M)

**REFURBISHMENT ABOUT TO COMMENCE:**

- FEATURE LIGHTING
- EXPOSED SERVICES
- CONTEMPORARY RECEPTIONS

[www.staldatesoxford.co.uk](http://www.staldatesoxford.co.uk)

## LOCATION

58-60 St Aldate's is located in the heart of Oxford City Centre, at the junction of St Aldate's, Thames Street and Abingdon Road. Parking is available on site as well as nearby in Oxpens Road. Oxford City Centre is extremely well served by public transport with a bus hub to the north and Park & Ride access immediately outside the building.

Oxford's train station is a 15 minute walk from St Aldate's and offers a direct line into both London Paddington and Marylebone with a journey time of approximately 1 hour.



## DESCRIPTION

58-60 St Aldate's comprises 3 multi-let office buildings. The buildings provide a flexible range of office suites that are subject to an ongoing refurbishment. The suites will be fitted with feature ceilings and LED lighting, new air conditioning with access to parking (at separate cost), bike stores and refurbished common areas.

## LEASE TERMS

The accommodation is available to let on flexible terms on new FRI leases. Please contact the agent for quoting rents following completion of the works.

## SERVICE CHARGE

A service charge is payable in respect of communal costs to the building and services.

## ENERGY PERFORMANCE CERTIFICATE

An energy Performance Certificate has been commissioned and is available to interested parties.

C 51-75

72 This is how energy efficient the building is.

## VAT

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

## ACCOMMODATION

The current floor space is available either as individual suites, or can be combined to form an combined space of 5,049 sq ft (469 sq m).

The current availability is as follows:-

	Floor	Sq ft	Sq M
58 St Aldate's	First Floor	2,714	252
58 St Aldate's	Ground Floor (LHS)	1,345	124
58 St Aldate's	Ground Floor (RHS)	990	92

## VIEWINGS

Strictly by appointment with the sole letting agents:



Tom Barton  
tbarton@vslandp.com

Duncan May  
dmay@vslandp.com

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