

FOR SALE - OFFICE

UNIT 8 THE GALLERY

Unit 8 The Gallery, Marston Street, Oxford, OX4 1LF



Key Highlights

- 3,322 sq ft
- Generous floor to ceiling heights
- Central Oxford location
- Rare opportunity to acquire a freehold in Oxford
- 8 Car parking spaces
- Converted warehouse building
- Open plan space with kitchenette, fitted office space and WC
- Self contained

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Location

The property benefits from a Central Oxford location and forms a part of The Gallery which is situated on Marston Street, just off Cowley Road. Cowley Road is a main arterial route into Oxford City centre and connects to the A4142. There are various bus links nearby as well as the Thornhill Park and Ride just over 3 miles away. The property also benefits from a 25 mins walk to Oxford train station.

Description

The property is a converted warehouse, remodeled to create a two-storey end terrace office building. Internally the building is largely open plan with a mezzanine above. There are two ground floor offices partitioned off to the rear and a board room to the rear of the first floor mezzanine. There is a small open plan kitchen and two W/Cs, one being disabled. There is a staircase to the front and a rear fire escape stair case.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,857.90	172.60	Available
Mezzanine - First Floor	1,463.80	135.99	Available
Total	3,321.70	308.60	

Specification

The specification and building features include:

- Cat 2 lighting with a small number of LEDs.
- Raised access floor.
- Suspended ceiling.
- Wall mounted Hitachi heating and cooling units.
- Single phase electricity power supply (no gas connection).
- Double glazed windows and doors.
- Large translucent roof lantern above the mezzanine.
- Generous floor to ceiling heights (Full height c.5.40m).
- Eight dedicated car spaces.

Terms

The building is offered for sale on a freehold basis with vacant possession.

Viewings

Viewings strictly by appointment through sole selling agents.

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