

TO LET

Carter Jonas



**LANCELYN HOUSE
OBSERVATORY STREET
OXFORD
OX2 6EW**

Self Contained Office with Parking

- 801 sq.ft / 74.46 sq.m
- Heart of Jericho
- Walking distance to city centre and rail station
- New lease available

LOCATION

Lancelyn House is located on Observatory Street in the popular Jericho area of Oxford, just 0.5 miles from the city centre and Oxford train station is less than a mile.

Jericho is a vibrant area and home to University students and affluent local residents. The area comprises a mix of uses including retail, commercial, academic, health and residential. Local amenities include Brasserie Blanc, Mamma Mia, Gigging Squid.

DESCRIPTION

The property is of brick construction under a pitched tiled roof. The entrance lobby is located at the centre of the building with office suites on either side. The first floor is accessed via a spiral staircase where further office suites and WC facilities are found.

Facilities include:

- Kitchenette
- Gas Central Heating
- Male & Female toilets
- Double glazing
- Air Conditioning
- Velux Windows (1st Floor)
- 1 Parking space

ACCOMMODATION

The office has the following approximate net internal floor areas;

	Sq Ft	Sq M
Ground Floor	475	44.13
First Floor	326	33.13
Total	801	74.46

TERMS

The premises are available by way of a new lease on effective full repairing and insuring terms.

RENT

Rent on Application.

BUSINESS RATES

The current rateable value is £16,250

Rates payable for 2021/2021 - £8,108.75 pa

Interested parties should make their own enquiries with Oxford City Council.

VAT

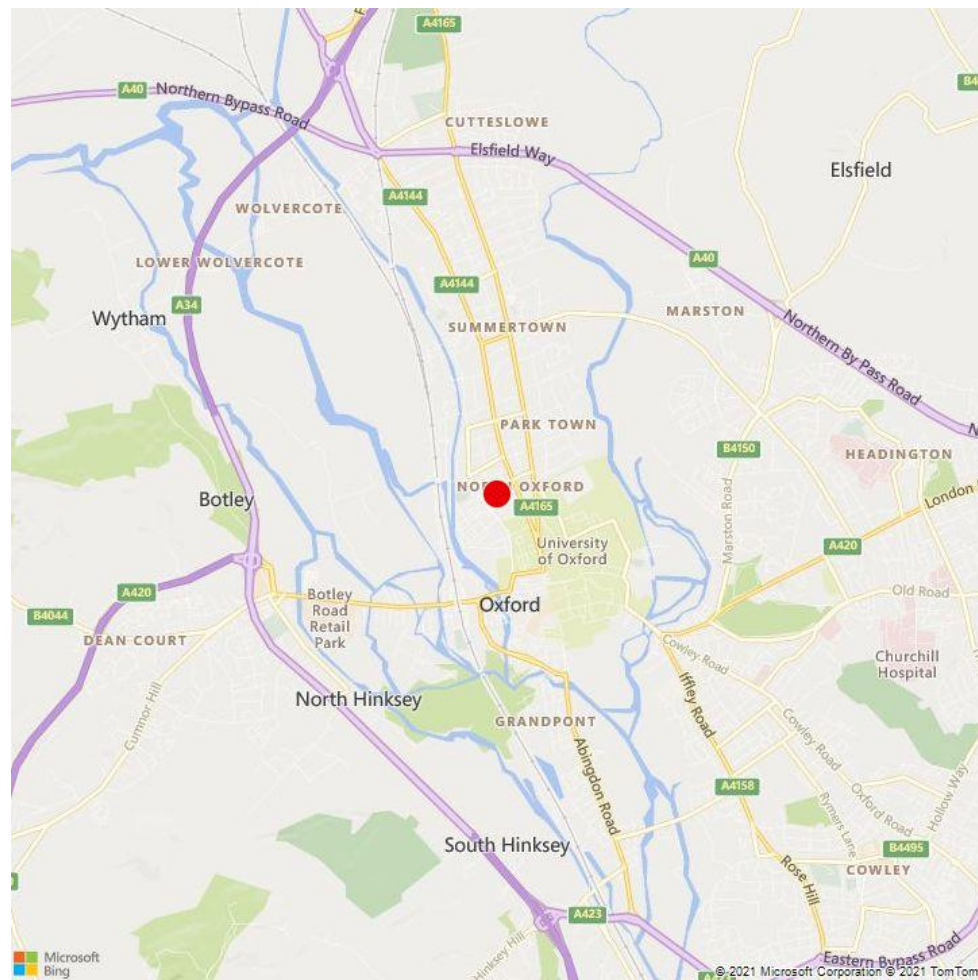
All prices quoted are exclusive of VAT where applicable.

EPC

EPC Rating - TBC

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Viewing strictly by appointment

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