

TO LET



OXFORD HOUSE

OXFORD ROW LSI

## High Quality Ground Floor Office

- ◆ Fully Fitted
- ◆ Brand New Reception

1,345 SQ FT 124.95 SQ M



Last Suite  
Remaining



# Description

Oxford House is a prominent, modern, five storey office building benefiting from significant investment and refurbishment over recent years.

The ground floor has recently been fully refurbished to a high standard with focus on the spacious reception area, common areas and last remaining office suite.

The office suite is ready for immediate occupation and provides a fully fitted CAT A+ solution to include office furniture, a new glazed meeting room, and dry kitchen. There is a communal wet kitchen facility also located on the ground floor.

Male and female WCs and showers are provided on alternate floors. Accessible WC facilities are also provided.

The building benefits from exceptional internet connectivity with Telcom high-speed lease lines and Openreach infrastructure already in situ. Further information is available upon request.

Existing Occupiers Include:

**Henry Hyams**  
Solicitors

**EXCHANGE**  
CHAMBERS





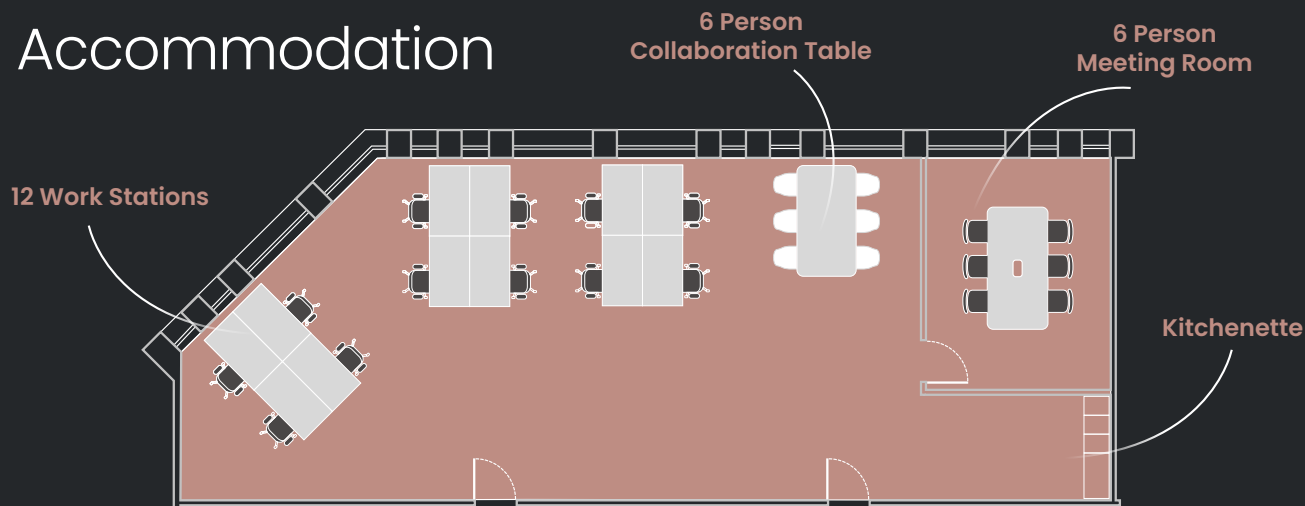
**1,345 SQ FT**  
124.95 SQ M

Features of Oxford House and the newly refurbished office suite include:

- ◆ Fully Fitted
- ◆ Air Conditioning
- ◆ Modern Suspended Ceilings
- ◆ LED Lighting
- ◆ 3 Compartment Perimeter Trunking
- ◆ Exceptional High Speed Connectivity
- ◆ Male and Female WC's
- ◆ Fully DDA Compliant
- ◆ 2 No. 8 Person Passenger Lifts
- ◆ Shower Facilities (Alternate Floors)
- ◆ Cycle Facilities
- ◆ Secure 24 Hours Building Access
- ◆ Manned Reception
- ◆ New High Quality Meeting Room
- ◆ Kitchen Facilities
- ◆ Excellent Natural Light

## Specification

## Accommodation



# Location

Oxford House is situated in the Civic Quarter of Leeds City Centre, north of Park Square and The Headrow.

Located close to the Law Courts and Leeds Town Hall, Oxford House is well located to benefit from a full range of cafés, restaurants and other amenities on Great George Street and Millennium Square, all within a few minutes walk. Leeds Railway Station is also located just a 10 minute walk away.

- |   |                        |    |                          |
|---|------------------------|----|--------------------------|
| 1 | The Union Coffee House | 7  | Be at One                |
| 2 | Thai Edge              | 8  | Caffè Nero               |
| 3 | Town Hall Tavern       | 9  | The Northern Market      |
| 4 | Ibérica                | 10 | Flight Club              |
| 5 | San Carlo              | 11 | Stage Espresso & Brewbar |
| 6 | La Piola Italian       | 12 | La Bottega Milanese      |

## Parking

Oxford House benefits from secure undercover on-site parking. Further information available on request.

## EPC

The property has an energy performance rating of C(67). Further details available on request.

## Terms

Each suite is available by way of a new Full Repairing and Insuring lease on terms to be agreed. Details of the quoting rent are available on application.

## Viewing

For further information or to arrange a viewing please contact either of the joint sole letting agents.



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