

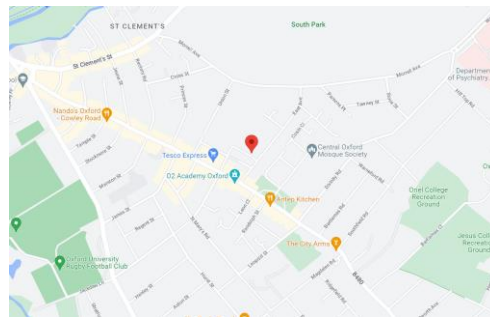


TO LET – ATTRACTIVE SELF-CONTAINED STUDIO/OFFICE

2 Collins Street, off the Cowley Road, OX4 1XS

LOCATION

The property is situated just off the Cowley Road in the heart of this diverse and vibrant community, a short distance from Oxford City Centre. The many and varied restaurant and retail facilities are easily accessible as are a number of bus routes. The East Oxford Health Centre is also close by.



DESCRIPTION

The property comprises a self-contained building with brick elevations arranged on ground and first floors. The ground floor has a workshop access door which is currently closed off internally but can easily be reinstated if required.

ACCOMMODATION

The property has the following approximate floor areas measured on a gross internal floor area basis:-

Ground Floor – 322 sq. ft.

First Floor – 322 sq. ft.

Total – 644 sq. ft.

feet.

LEASE

The property is available on a new lease for a term by arrangement and drawn on a full repairing and insuring basis.

IN BRIEF

- Self-contained building
- Parking in front
- 644 sq. ft.

RENT

£10,500 per annum exclusive

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

RENT

£10,500 per annum exclusive

VAT

The landlord has elected to charge VAT on the rent and other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.

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