

# TO LET



**ST THOMAS HOUSE  
BECKET STREET  
OXFORD  
OX1 1PP**

**Unique period offices within  
self-contained and gated site**

- 3,087 sq.ft / 286 sq.m
- Well-presented offices
- Private Self-contained site with gardens
- Ample parking

## LOCATION

The property is situated on Becket Street in the heart of Oxford city centre, allowing easy access to the City's wealth of amenities. It is approximately 500m from Oxford Mainline railway station providing mainline rail services to London and further afield.

St Thomas House is set back from the road, adjoining St Thomas The Martyr Church, in its own grounds.

## DESCRIPTION

Built in 1893 St Thomas House comprises a detached Grade 2 Listed former rectory that has been sympathetically converted for office purposes.

It provides modern office accommodation arranged over ground and first floors together with attic storage, kitchen and toilet facilities.

Uniquely for the City Centre, the property sits in its own self contained and gated site with attractive lawned gardens and parking for approximately 16 cars.

## ACCOMMODATION

The property provides the following approximate net internal floor areas:-

	Sq Ft	Sq M
Ground Floor (of which 97sq is kitchen)	1,798	167.03
First Floor	1,289	119.75
<b>TOTAL</b>	<b>3,087</b>	<b>286.78</b>

## TERMS

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

## RENT

Rent on Application.

## BUSINESS RATES

Rateable Value - £98,000 (1<sup>st</sup> April 2023 to present)

The ingoing tenant should confirm this figure with Oxford City Council.

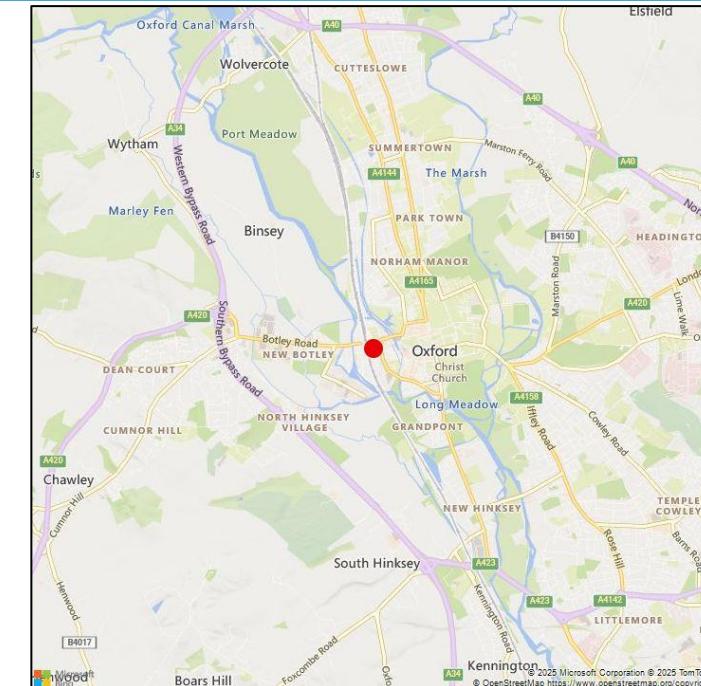
## VAT

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

## EPC

The premises are to be re-assessed for their energy performance.

Aug 25





## **Viewing strictly by appointment:**

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## **IMPORTANT INFORMATION**

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