

Property Particulars

**PROMINENT BANBURY ROAD PROPERTY
WITH F1 EDUCATIONAL PLANNING USE CLASS**

5,025 SQ FT (466.84 SQ M) APPROX

TO LET

90 BANBURY ROAD, OXFORD, OX2 6JT



Location

90 Banbury Road offers a prestigious Oxford address in the heart of leafy North Oxford, just a short walk from the city centre, the University colleges, and the vibrant amenities of Summertown.

Set along one of Oxford's most desirable thoroughfares, the building benefits from excellent transport links, with Oxford Parkway and the city's main rail station providing easy connections to London and beyond. The nearby Banbury Road and Woodstock Road corridors are well served by regular bus routes, cafés, shops, and restaurants.

stephenwarrenassociates.co.uk • 11 Golden Square, London W1F 9JB • t 020 7867 3979

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Description

90 Banbury Road is a detached period property with traditional features finished to a high quality modern standard. The building benefits from a large open plan entrance hall with period staircase leading to the first floor. Classrooms located throughout with the ground floor also benefitting from a kitchen, large student lounge and stunning conservatory space leading out to a balcony area which overlooks the large private garden.

Both the first and second floor comprise of further classrooms and w/c facilities. The rooms are spacious with great natural light and traditional period features whilst also benefiting from modern LED lighting throughout and monitor screens for teaching.



Accommodation

Net Internal Area	Sq M	Sq Ft
Lower Ground (Classrooms)	36.42	392
Ground Floor (Classrooms)	213.68	2,300
First Floor (Classrooms)	124.12	1,336
Second Floor (Classrooms)	92.72	998
Total Approx.	466.94	5,026

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£215,000 per annum exclusive,

Rates

£10.98 per sq ft. Interested parties are recommended to contact the Local Authority.

Rateable Value

£115,000

VAT - There is no VAT payable.

EPC - Energy Rating E.

Legal Costs

Each party to bear their own costs.

Viewing:

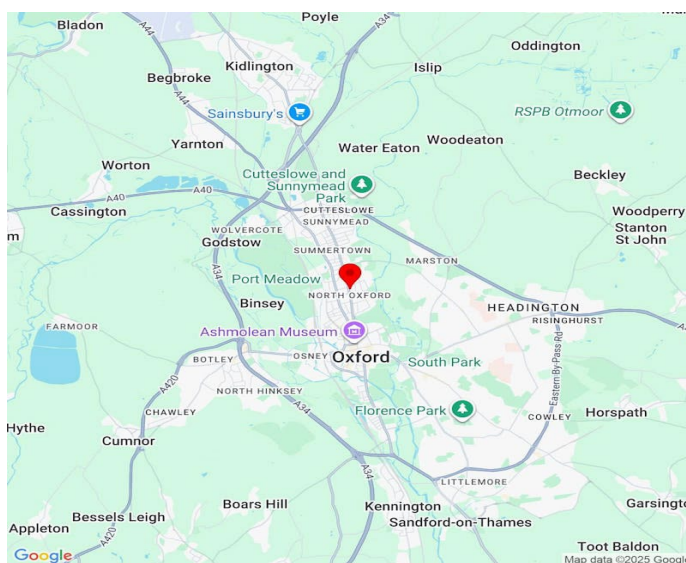
Stephen Warren Associates Limited

Contact: Stephen Weitzmann

Telephone: 020 7867 3979

Mobile: 07880 740815

Email: stephen@stephenwarrenassociates.co.uk



Benedicts

Contact: Edward Lifely or Tom Vecchione

Telephone: 01865 883364

Mobile: 07464 492953 / 07807 791328

Email: edward@benedicts.co.uk
tom@benedicts.co.uk