

# TO LET

New Long Term Lease



marriotts  
01865 316311  
marriottsoxford.co.uk



## 11 New Road, Oxford OX1 1LT

Newly Refurbished City Centre Student Accommodation  
with six student rooms

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### Location

The property is located on New Road opposite County Hall and close to numerous Oxford colleges. It is within 50m of the new Westgate Shopping Centre and Oxford bus and rail stations are both situated within half a mile.



### Description

The property has been completely reconfigured internally to provide six new student bedrooms together with ancillary facilities.

The property benefits from a new gas fired central heating system. There is new flooring provided throughout with carpet tiles to the bedroom accommodation and vinyl floors to common areas.

### Accommodation

The accommodation is situated on the second floor and provides the following:-

Six Bedrooms, Large living/dining and kitchen area, Bathroom/WC, Shower Room, Single WC.

#### Floor Plan







## Tenure

The property is available on the basis of a new long term full repairing and insuring lease for a term to be agreed. The lease will be subject to five yearly rent reviews.

## Council Tax

11 New Road – Council Tax Band – To be assessed

## Rent

Details upon application.

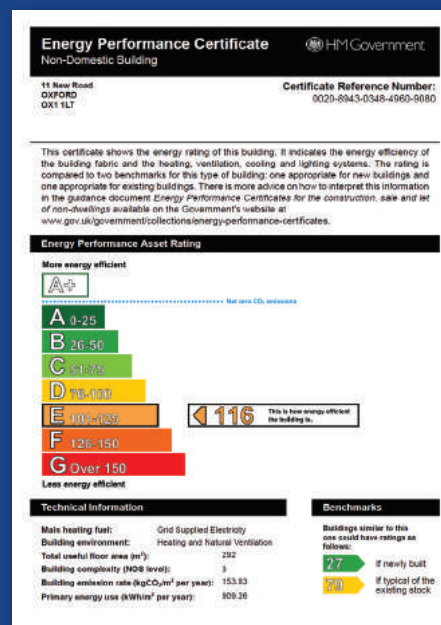
## VAT

All figures quoted exclude VAT where applicable.

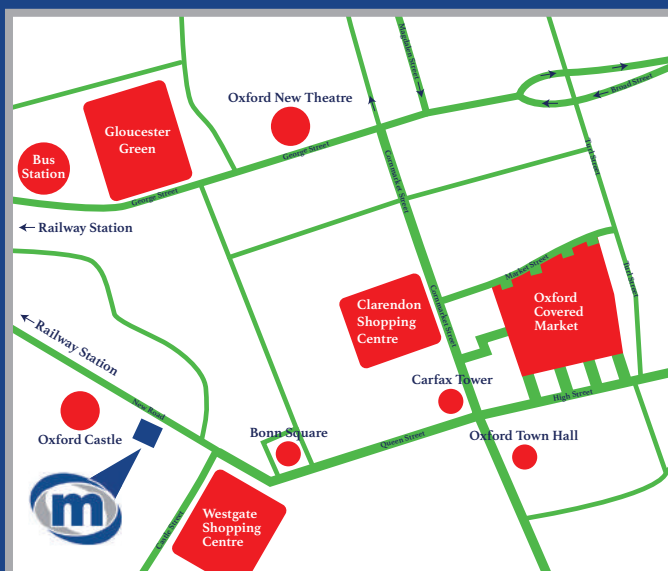
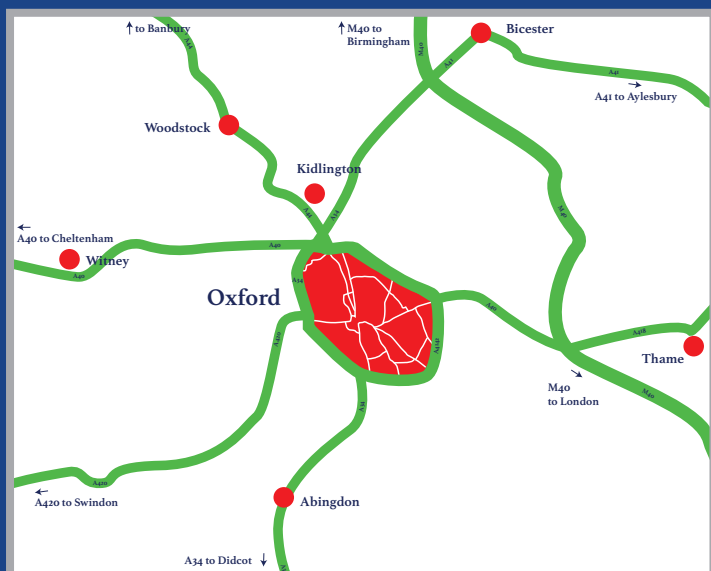
## Legal Costs

The incoming tenant is to bear a contribution of £2,500 plus VAT to the landlord's legal and surveyor's costs.

## EPC



## Location



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Commercial Property Consultants

29 Beaumont Street | Oxford | OX1 2NP

Telephone: 01865 316311 | [www.marriottsoxford.co.uk](http://www.marriottsoxford.co.uk) | Contact: Martin Conway

### Misrepresentation Act:

Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract.

All the areas quoted are approximate. January 2019.