BENEDICTS

For Sale

Temple Court

107 Oxford Road, Oxford, OX4 2ER

High Quality Office Investment With Car Parking In Convenient Location

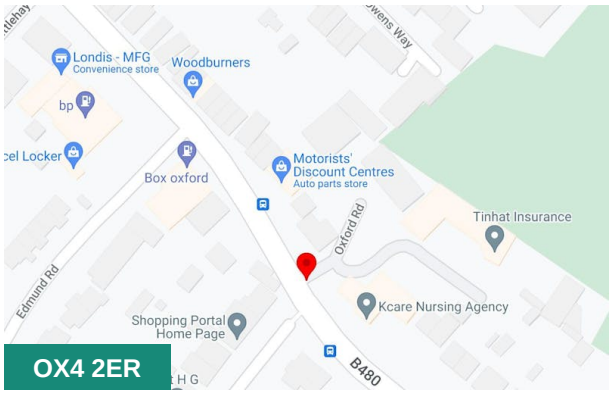
4,540 sq ft
(421.78 sq m)

- Asset management opportunity
- Development potential (subject to planning)
- Strategic location between the City Centre and Oxford Ring Road
- Private parking

Temple Court, 107 Oxford Road, Oxford, OX4 2ER

Summary

Available Size	4,540 sq ft
Price	£1,350,000
Business Rates	Each suite is separately assessed for business rates. See attached schedule for more details
VAT	The property is elected for VAT and VAT will therefore be chargeable on the purchase price unless it is possible to arrange this sale by way of a Transfer of a Going Concern
Estate Charge	Upon Enquiry
EPC Rating	C (70)



Location

Renowned for its university connections, the historic City of Oxford is a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network.

Within Oxford itself, Temple Court occupies a convenient location just off Oxford Road, one of the principal arterial routes running between the South Eastern Ring Road and the city centre. Temple Court is situated within the thriving suburb of Cowley, close to ARC Oxford Business Park and offers views over playing fields to the rear.

Description

The property comprises a modern, three-storey office building, subdivided internally so as to provide twelve individual office suites, with communal WC and kitchen facilities.

Each suite has been finished to a good standard of internal fitting, with amenities including;

* Gas fired central heating
* Perimeter trunking
* Carpeting
* Double glazing
* Intercom entry system
* Fitted communal kitchen

The premises are situated within Temple Court, a mixed-use residential and commercial development with a private car park offering 18 spaces.

Investment Profile

The freehold interest is available for sale at a price of £1,350,000 exclusive, subject to the tenancies detailed on the attached schedule.

The investment currently generates a rental income of £49,953.12 pa but has the potential to produce a rent roll in the order of £115,000 pa when fully let, reflecting a gross reversionary yield of 8.5%.

Viewing & Further Information

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107 Oxford Road, Tenancy Schedule - April 2025

Suite:	Tenant:	Annual Rent	Service Charge:	Deposit (inc VAT)	Rateable Value	Parking Space	Start	Term	Rent Review	Expiry	Break Clause	Notes:
1	**Oxon Porfolio Management Limited**	£6,197.00	Fair proportion, no cap	£1,032.83	£4,700.00	14	06/03/2025	6 years	01/03/2026 and 01/03/2028	05/03/2031	Rolling mutual break clause from 1st May 2026 subject to 3 months notice	
1a	**Crystal Business Solutions Ltd T/A Everycare**	£6,197.00	Fair proportion, no cap	£1,782.00	£5,400.00	23	01/01/2024	6 years	01/01/2026 and 01/01/2028	31/12/2029	Rolling mutual break clause from 1st March 2025 subject to 3 months notice	
2	**Micas Simulations Ltd**	£7,943.12	Fair proportion, no cap	£1,950.00	£5,400.00	29	01/12/2023	6 years	01/12/2025 and 01/12/2027	30/11/2029	Rolling mutual break clause from 1st March 2025 subject to 3 months notice	
2a												
2b												
2c	**Kcare Nursing Agency Ltd**	£6,836.00	Fair proportion, no cap	£2,051.00	£6,000.00	28	01/09/2023	6 years	01/07/2025 and 01/07/2027	31/08/2029	Rolling mutual break clause from 1st November 2024 subject to 3 months notice	
2d	**Kcare Nursing Agency Ltd**	£8,180.00	Fair proportion, no cap	£2,454.00	£6,500.00	24	01/09/2023	6 years	01/07/2025 and 01/07/2027	31/08/2029	Rolling mutual break clause from 1st November 2024 subject to 3 months notice	
4b	**Vacant**				£5,000.00	15						
4c	**Vacant**				£6,800.00	19						
5a	**Vacant**				£9,300.00	25 & 26						
7a	**Vacant**				£9,100.00	20 & 21						
7	**Vacant**				£10,500.00	Area for up to 5 cars						
		£35,353.12		**£9,269.83**								