

PRESS RELEASE:

BARCLAY HOUSE

Barclay House in Summertown might best be known as being the home of Marks & Spencer's, but more recently it has set a new benchmark in the standard of offices in Oxford, resulting in 10,000 sq ft being fully let within 5 months of completion of the works, and setting a new rental level in the Oxford suburb.

The owners of Barclay House, UK Estates, took the decision to undertake a comprehensive refurbishment, taking the upper floors back to the building shell and investing over £1m on the fit out. The standard of finish has been extremely high, including air-conditioning, new lift, toilets and entrance with extensive use of cherry wood joinery throughout, porcelain tiles, and energy efficient reflective glazing.

Holiday Lettings, a locally based and rapidly growing website for holiday home advertising, took occupation of the second floor in December 2007, and subsequently took three quarters of the first floor in May. Stephen English of Montagu Evans acted on behalf of Tempus Consulting, a Washington based financial consultancy who took the remainder for the first floor, opening an office in the UK for the first time.

The rental levels have reflected the high quality of the accommodation, and attention to detail, and £25 per sq ft headline rental has been achieved.

"This scheme has been a runaway success", comments David Williams of the letting agents Meeson Williams. "We undertook very selective marketing which, together with a website, introduced a number of well established and high profile potential tenants. In fact, we had more demand than office space in the end. The philosophy of our client was to create a high quality and flexible product to meet the aspirations of forward thinking businesses, and the occupiers would come, which was clearly correct."

For more information please contact David Williams at Meeson Williams (01865 349011).