

**TO LET**

**Carter Jonas**



**BALDWIN HOUSE  
ST ALDATES COURTYARD  
OXFORD  
OX1 1BN**

**Self-contained city centre offices**

- 2,816 sq.ft / 262 sq.m approx
- Refurb Underway
- One parking space

## LOCATION

St Aldates Courtyard is located in the heart of Oxford city centre, close to the junction of St Aldates, Thames Street and Abingdon Road. The property is well served by public transport and approximately 15 minute walk from Oxford railway station which offers direct access into London Paddington with a journey time of approximately one hour. There are a wide range of amenities within walking distance of the property, including the Westgate Shopping Centre.

## DESCRIPTION

St Aldates Courtyard provides six self-contained office buildings situated in a quiet courtyard environment. Baldwin House (Unit no. 6) comprises self-contained offices with the accommodation being located over the ground, first and second floors. Externally the property has the benefit of one parking space and bicycle parking area.

The specification includes:

<ul style="list-style-type: none"><li>• Self contained building with entrance/reception area</li></ul>	<ul style="list-style-type: none"><li>• Balcony with views over Christ Church Meadow</li></ul>
<ul style="list-style-type: none"><li>• Kitchen</li></ul>	<ul style="list-style-type: none"><li>• Gas Central Heating</li></ul>
<ul style="list-style-type: none"><li>• WC's on each floor &amp; shower on the 2<sup>nd</sup> floor</li></ul>	<ul style="list-style-type: none"><li>• LED lighting</li></ul>

## ACCOMMODATION

The property provides the following approximate gross internal floor area:

	Sq Ft	Sq M
Ground Floor	803	75
First Floor	988	92
Second Floor	1,025	95
<b>TOTAL</b>	<b>2,816</b>	<b>262</b>

## TERMS

The retail unit is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## OUTGOINGS

The quoting rent is £115,000 per annum exclusive.

## BUSINESS RATES

The property has the following current assessment:

Rateable Value: £135,00

Interested parties should make their own enquiries direct with the Local Authority.

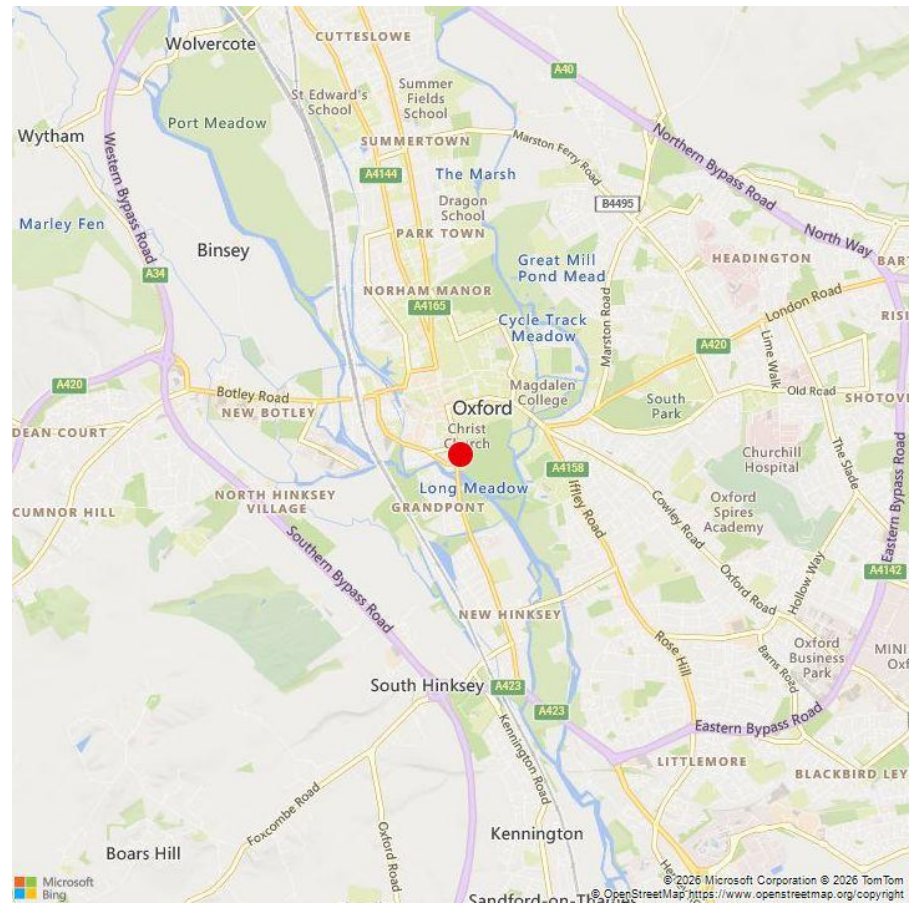
## EPC

EPC Rating – E – 101. Further details on request.

## VAT

VAT is applicable to the rent.

13.05.26



### **Viewing by appointment through the sole agent**

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### **IMPORTANT INFORMATION**

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