

TO LET

Carter Jonas



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

Self-contained city centre offices

- 803 - 2,816 sq.ft / 75 - 262 sq.m
- Recently refurbished
- 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 comprises six self-contained office buildings arranged around a quiet and attractive courtyard setting. Baldwin House (Unit 6) offers self-contained office accommodation over the ground, first and second floors, providing a flexible workspace environment.

The property benefits from a dedicated entrance and reception area, a balcony with views over Christ Church Meadow, a fitted kitchen, gas central heating, LED lighting, WC facilities on each floor, and a shower on the second floor.

Externally, the building includes one allocated car parking space and access to a bicycle parking area.

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
TOTAL	2,816	262

TERMS

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

Rent

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

BUSINESS RATES

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

EPC

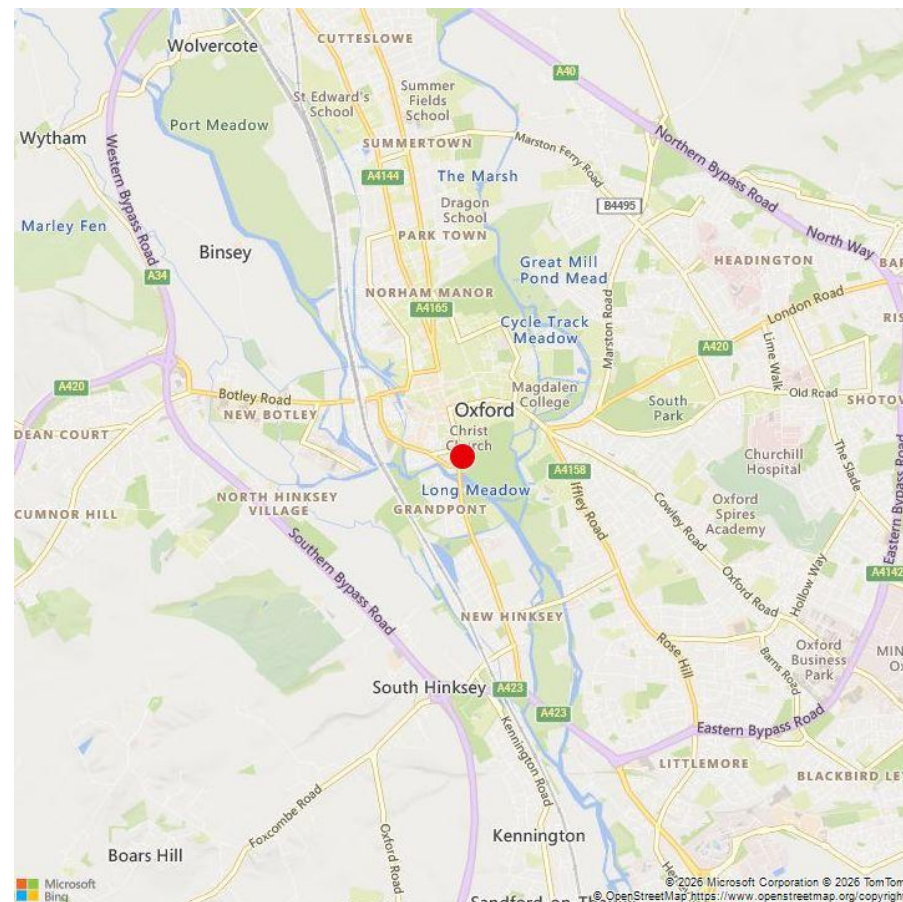
EPC Rating – E – 101. Further details on request.

VAT

VAT is applicable to the rent.

13.05.26





Viewing by appointment through the sole agent

Elliot Lusby-Park

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IMPORTANT INFORMATION

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