

TO LET

Carter Jonas



**2-3 THE QUADRANGLE
WOODSTOCK
OXFORDSHIRE
OX20 1LH**

**A self-contained office space with
mixed modern / period features.
Available on a short-term lease.**

- 2,366 sq.ft (219.8 sq.m)
- Ample car parking
- Modern office space
- Access to Woodstock's amenities

LOCATION

Woodstock is a highly sought-after Oxfordshire market town situated approximately 8 miles north west of Oxford. The town benefits from excellent road links via the A44, supporting a vibrant mix of retail, leisure and professional occupiers within an attractive historic setting. The town benefits from a strong residential catchment and is highly regarded for its quality of life, historic architecture and proximity to Oxford’s world-leading academic, scientific and commercial sectors. Woodstock has a variety of cafes, restaurants and shops as well as neighbouring Blenheim Palace.

Hanborough Station, located just 3 miles away, provides access to London via a direct train to Paddington Station.

DESCRIPTION

The property comprises an attractive self-contained office building of traditional Cotswold stone construction beneath a pitched stone slate roof, providing high-quality accommodation over two floors. The accommodation combines character features with modern office specification, offering a mixture of open-plan workspace, private offices, meeting rooms and collaborative areas.

Internally, the property has been comprehensively refurbished and now presents to a high standard throughout, benefitting from carpeting, LED lighting, air conditioning, perimeter heating and excellent natural light.

ACCOMMODATION

The unit offers the following approximate gross internal floor areas;

	Sq Ft	Sq M
Ground Floor	1,129	104.9
First Floor	1,237	114.9
Total	2,366	219.8

TERMS

The office suite is available by way of assignment or sublease until November 2029.

RENT

Current Rent: £49,192 per annum

BUSINESS RATES

Rateable Value - £49,750

We recommend interested parties contact Cherwell District Council for further information.

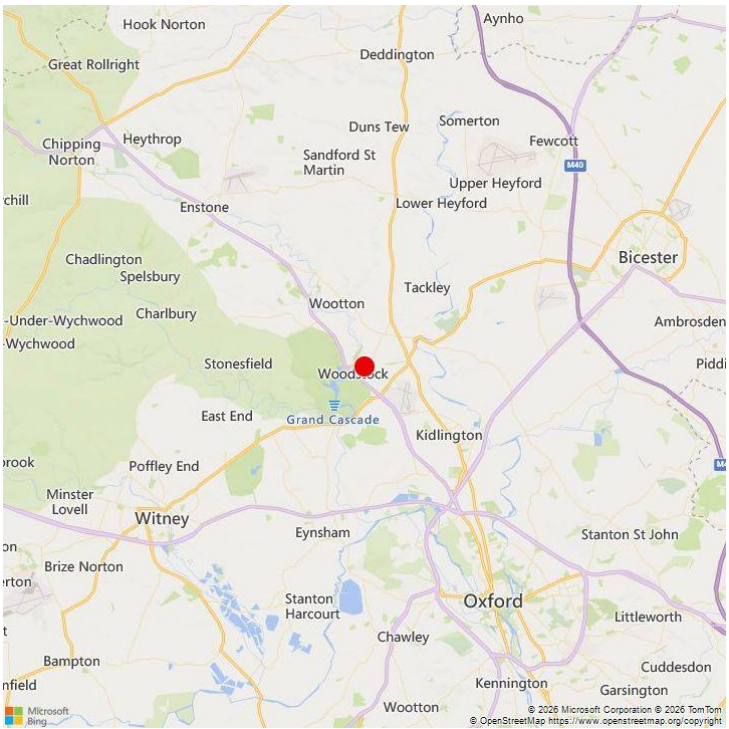
EPC

The property’s EPC is to be confirmed.

VAT

We understand from the client that the rent is currently payable without VAT. The VAT treatment of any subletting or lease assignment should be confirmed as part of the transaction.

Oct 26





Contact Details

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IMPORTANT INFORMATION

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