FOR SALE

Carter Jonas



5 EAST ST HELEN STREET
ABINGDON
OXFORDSHIRE
OX14 5EG

Grade II Listed character office building

- 2,265 sq.ft / 210.43 sq.m
- Modern office accommodation
- Feature basement conversion
- Prime location

LOCATION

Abingdon is an historic market town located to the south of Oxford and adjacent to the A34, giving access to the M40 to the south and M4 to the north. Abingdon has become one of Oxfordshire's principal commercial locations at the heart of a world class scientific technology hub. The town is home to a growing residential population and is expected to undergo further commercial growth over the coming years.

The property is located on East St Helen Street which is a prominent position within the town centre, close to three public car parks and local amenities which include Costa Coffee, Fat Face and Waitrose supermarket.

There are good bus links and train services are available at Radley (2.1 miles) providing services to Oxford, Birmingham, Didcot Parkway and London Paddington.

DESCRIPTION

The premises comprise a four storey, Grade II Listed office building, extended to the rear and at basement level to provide high quality, modern office accommodation. Internally the property is very well presented and is currently arranged to provide 11 individual offices with additional co-working space.

The property benefits from exposed timber flooring, high quality ash framed partitioning, as gas fired central heating system, mechanical ventilation and air conditioning in part.

The property includes four individual WC cubicles arranged across ground and second floor levels, together with fitted shower and kitchen facilities. Externally the property extends to provide a small external courtyard.

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq.m	Sq.ft
Ground	65.78	708
First	66.89	720
Second	48.50	522
Basement	29.26	315
TOTAL	210.43	2,265

TERMS / PRICE

Freehold interest is available at a guide price of £425,000 exclusive of VAT.

VAT

The property has been elected for VAT.

BUSINESS RATES

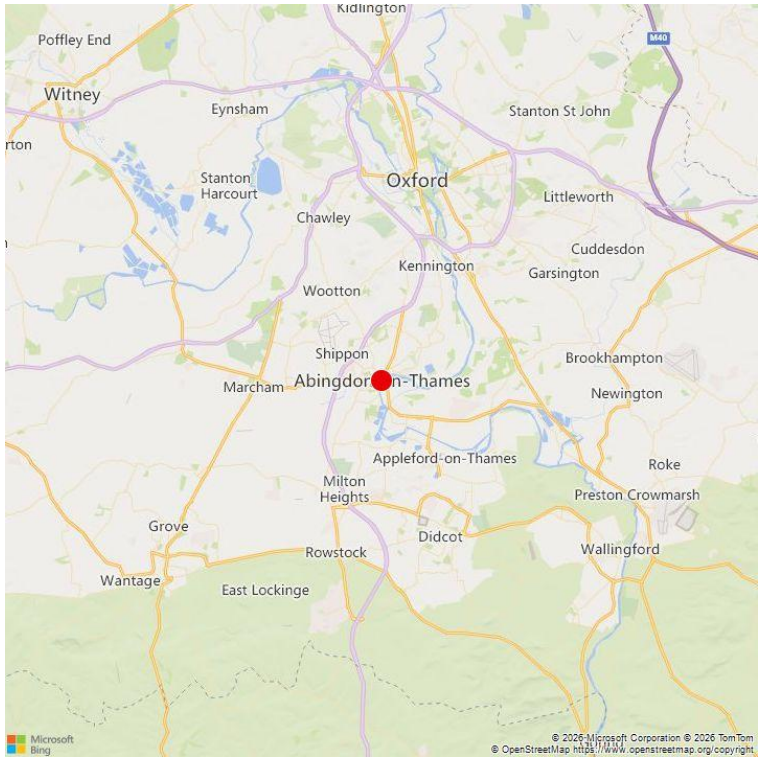
Rateable Value (1st April 2026 Present) – Subject to individual room assessments.

Interested parties should make their own enquiries with the local district council.

EPC

The property has an EPC rating of E (102)

Nov 26







Viewing through appointment by sole agents:

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