



Unit C

Home Park, Woodstock, OX20 1FX

**Self-Contained Offices
within an Attractive Off
Road Courtyard.**

1,625 sq ft
(150.97 sq m)

- Exposed beams
- Skylight windows
- Shower facilities
- Perimeter trunking
- Allocated parking

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Summary

Available Size	1,625 sq ft
Rent	£24.50 per sq ft
Rates Payable	£13.49 per sq ft
Rateable Value	£39,500
Service Charge	£1.41 per sq ft Fully Service Charge Budget available upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (46)

Location

Situated off the A4095 approximately 7 miles north west of Oxford and renowned for its proximity to Blenheim Palace and Woodstock, Bladon is a village situated within the Cotswolds area of Outstanding Natural Beauty.

Locally, swift access is provided to Oxford and the surrounding market towns, whilst on a national level, good links are afforded to both the M40 and M4 motorways via the A34.

Hanborough Station is located via a 5 minute drive from the property, providing daily weekday trains to Oxford and onto London.

Description

The property comprises a ground floor office building of masonry construction under a pitch tiled roof with skylight and double glazed windows. Internally the premises provides quality office accommodation with carpet and hard tiled flooring. There is perimeter trunking and exposed beams.

The ground floor is laid out to provide open plan office accommodation with a modern kitchen area. The property benefits from WC and shower facilities.

Externally the property benefits from 7 allocated parking spaces and is located within an off road courtyard, surrounded by fields.

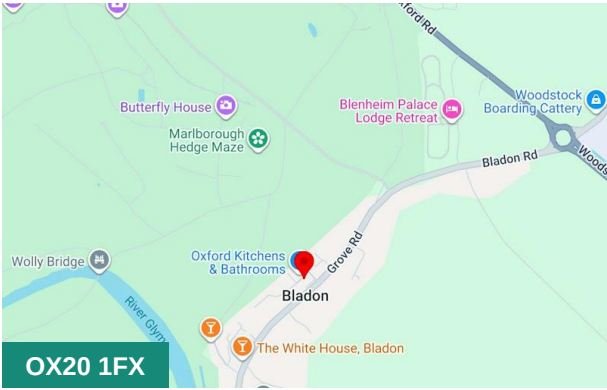
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Ground - Unit C Home Park	1,625	150.97	Available
Total	1,625	150.97	

Terms

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954



Viewing & Further Information



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