

58/60 ST. ALDATE'S

OXFORD OX1 1ST

Available To Let

990 sq ft – 3,312 sq ft

(92 – 313 sq m)



Modern Offices
in the Heart of
Oxford

www.staldatesoxford.co.uk



DESCRIPTION

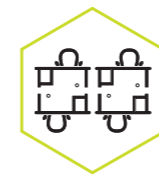
58-60 St Aldate's comprises 3 multi-let office buildings. The buildings which provide flexible range of office suites.

The suites benefit from feature ceilings, LED lighting, Air conditioning, secure car parking (available at an additional cost), bicycle stores, passenger lift and refurbished common areas.

Suites comprise modern furnished and unfurnished offices ranging from 990 - 3,312 sq ft over ground, first, second and third floors.



City centre location



Predominantly open plan



Air conditioning



Lift access



LED lighting



Exposed services



WCs and shower facilities

ACCOMMODATION

The property benefits from the following net internal floor area:

	Floor	Sq ft	Sq M
60 St Aldate's	Second Floor	3,312	308
60 St Aldate's	Ground Floor	1,717	160
59 St Aldate's	Third Floor	2,600	242
58 St Aldate's	Second Floor	1,255	117
58 St Aldate's	Ground Floor (LHS)	1,345	125
58 St Aldate's	Ground Floor (RHS)	990	92
Total		11,219	1,044



LOCATION

The property is situated on St Aldates, in the heart of the Oxford city centre, at the junction of St Aldates, Thames Street and Abingdon Road. Oxford's train station is a 15-minute walk from St Aldates and offers a direct line into London Paddington in circa 1 hour. There are a wide range of amenities within walking distance of the property, including retail facilities at the Westgate Shopping Centre.



1. Pure Gym
2. Marks & Spencer
3. John Lewis
4. The Ivy Oxford
5. The Bear Inn
6. Franco Manca

TRAVEL TIMES BY TRAIN FROM OXFORD STATION

	mins
READING	26
HEATHROW	47
LONDON	63

DISTANCES IN MILES FROM THE BUILDING ENTRANCE

	miles
READING STATION	22
PADDINGTON	52
BIRMINGHAM	68



RENT

The property is available by way of a new full repairing and insuring lease. Rent upon application.

BUSINESS RATES

Available upon application.

EPC

Full EPCs available upon request.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the sole letting agents:



www.staldatesoxford.co.uk

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