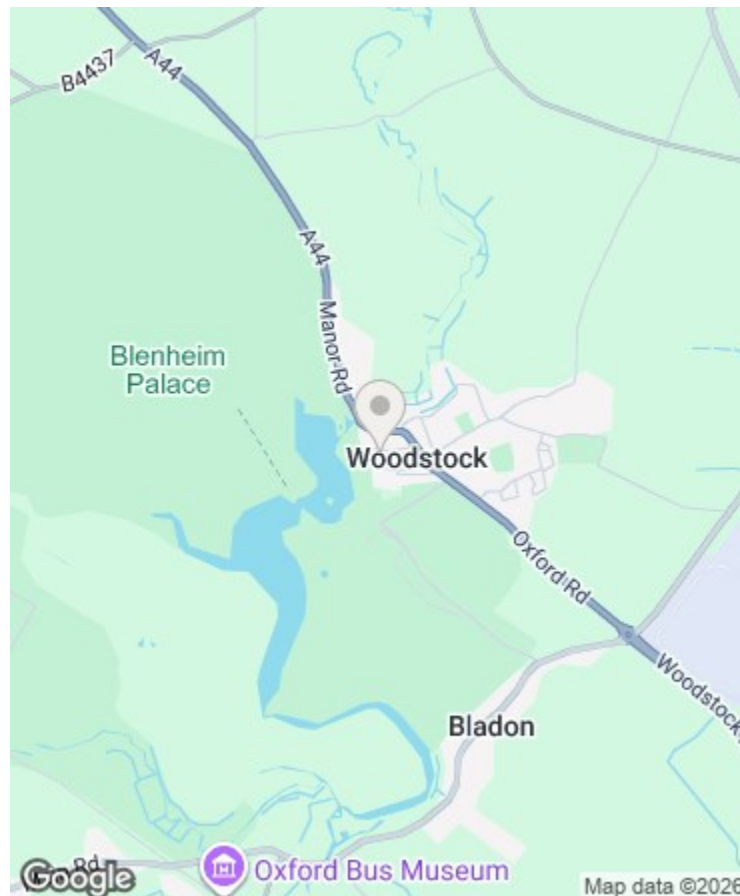




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

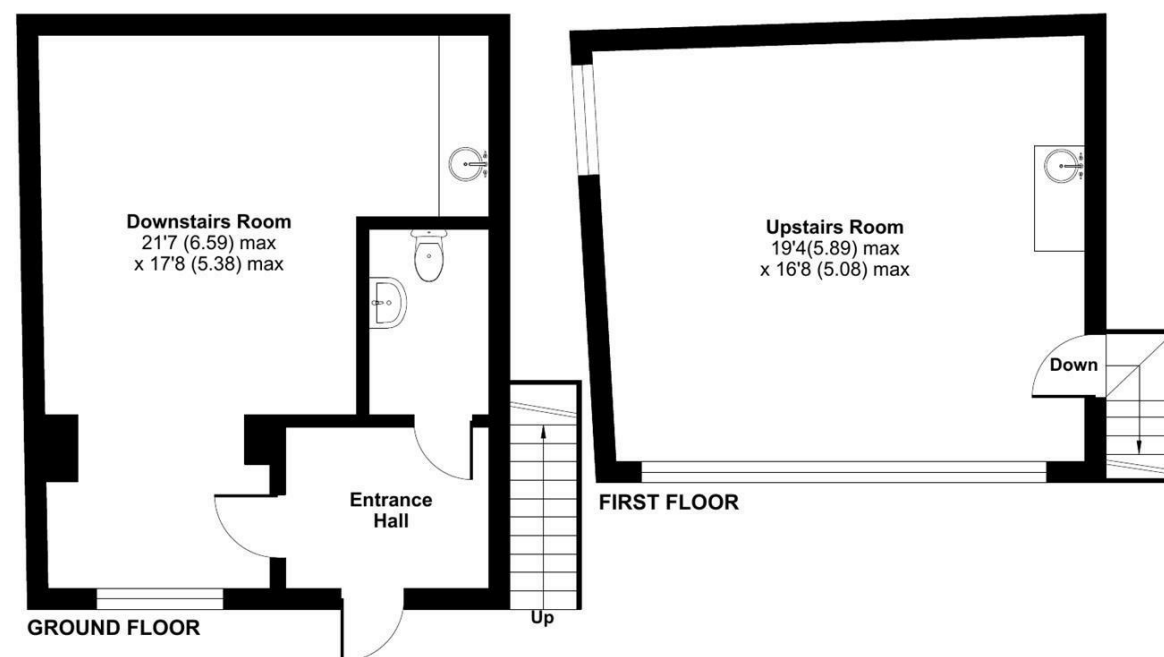
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Park Street, Woodstock, OX20

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for The Cotswold Letting Agency Ltd REF: 1362371



The Old Glove Factory, Garrett House 5 Park Street, Woodstock, Oxfordshire. OX20 1SL
£17,500

- Commercial studio To Let
- 679 Sq.ft

- Central Woodstock location
- Office use

Garrett House 5 Park Street, Woodstock OX20 1SJ

Situated just 8 miles northwest of Oxford, Woodstock is a thriving and picturesque market town in the heart of Oxfordshire. Renowned for its historic charm, excellent transport links, and affluent local demographic, Woodstock offers an ideal setting for a wide range of commercial ventures.

The town is best known as the gateway to Blenheim Palace, a UNESCO World Heritage Site that draws thousands of visitors year-round, significantly boosting footfall for local businesses. Woodstock's vibrant high street features an attractive mix of independent retailers, cafes, galleries, and professional services, making it a sought-after location for commercial occupiers seeking both visibility and a prestigious address.

Well-connected by road, Woodstock provides easy access to the A44, linking directly to Oxford and the Cotswolds, with further connections to the M40 motorway. Nearby Hanborough Station offers regular rail services to Oxford and London Paddington, supporting both local and commuter traffic.

With its blend of heritage, tourism, and a strong local economy, Woodstock presents an excellent opportunity for businesses looking to establish or expand their presence in one of Oxfordshire's most desirable towns.

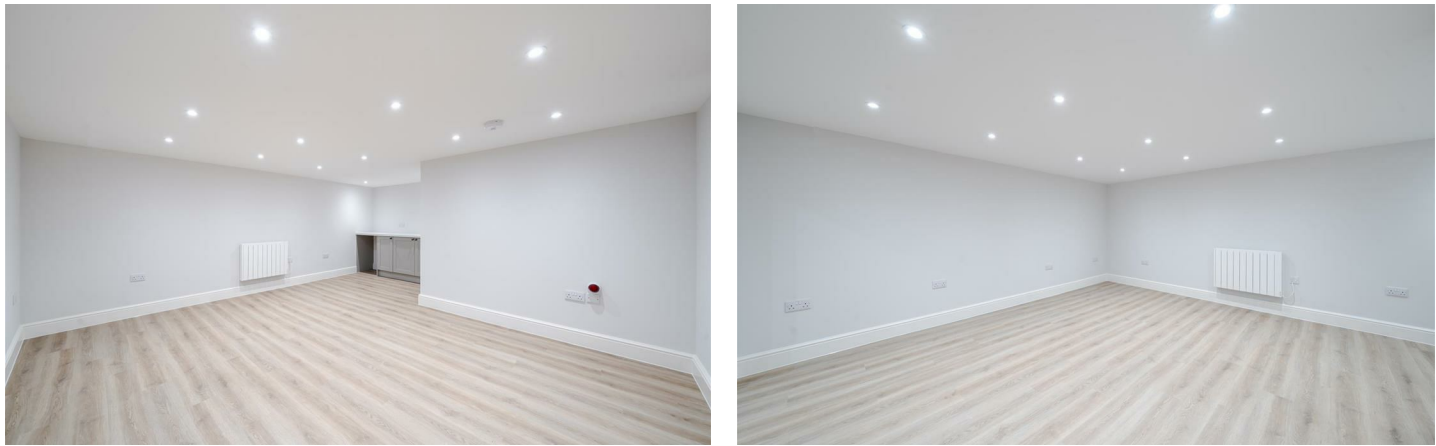
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Council Tax Band:



The Glove Factory is a versatile space that offers a unique opportunity for a business requiring both administrative and more flexible space. The ground is ideal for the former with ample space for desks, meeting space and storage where required as well as an entrance lobby and communal facilities. Reached by a separate staircase, the upstairs room is flooded with light and provides the opportunity for either a breakout area, creative studio or even storage.

A major highlight of this location is its close proximity to Blenheim Palace, offering an exceptional setting for a lunchtime walk, informal meeting, or even a stroll with the office dog! The Old Glove Factory offers a rare opportunity to work in a location that aids and enhances both productivity and wellbeing.

The Old Glove Factory comprises a ground floor and upper floor space with downstairs WC and kitchenette.

Ground Floor NIA (Office): 25.5m2/274sq.ft
Ground Floor GIA (Total incl lobby/WC):33.7m2/362sq.ft
First Floor NIA; 29.5m2/317sq.ft

Total: 679 Sq.ft

Tenure: Occupation granted on the basis of a new internally repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent: £17,500 per annum

Viewing: By appointment only with The Cotswold Letting Agency