

**OXFORD**

**Attlee House, 38 St Aldates,  
OX1 1BN**



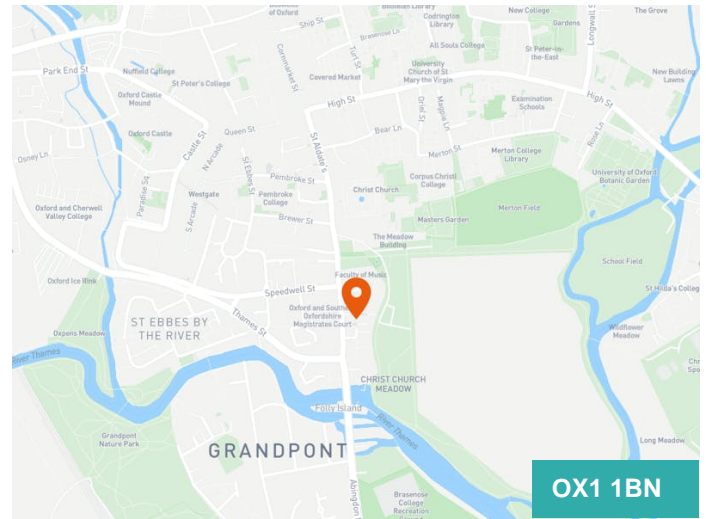
**OFFICE TO LET**

**1,486 TO 2,292 SQ FT**

- Great Transport Links
- Purpose-built Offices
- Self Contained
- Easy access to local Amenities

**An opportunity to occupy a self contained modern office suite in  
the heart of Oxford City Centre**

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## Summary

<b>Available Size</b>	1,486 to 2,292 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£24,825.25 per annum
<b>Rateable Value</b>	£49,750
<b>EPC Rating</b>	F (135)

## Description

The available office accommodation comprises the ground and first floor of Attlee House, with access from the main courtyard. The property benefits from an open plan accommodation on all floors with windows overlooking the courtyard and excellent natural light. Specification includes, WCs, a fitted kitchenette on the ground floor and gas fired central heating throughout.

## Location

Attlee House is located within St Aldates Courtyard, a purpose-built modern office, within close proximity of The Westgate Centre, Christchurch Meadows and Oxford's famous High Street. The property benefits from excellent connectivity from local bus services running directly along St Aldates and is a short walk to Oxford Railway Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	712	66.15	Available
1st	774	71.91	Available
2nd	806	74.88	Available
<b>Total</b>	<b>2,292</b>	<b>212.94</b>	

## Viewings

Strictly by appointment with the sole letting agents.

## Alternative Uses

Our clients are prepared to consider alternative uses (subject to planning as required) to include, amongst others, medical, research, education and leisure.

## Legal Costs

Each party is to bear their own legal costs.

## Services

Service charge to cover the external, building and common parts maintenance.



**Clark Tersol**  
01865 597222  
07721 323307  
ctersol@vailwilliams.com



**Mike Watson**  
01865 597222  
mwatson@vailwilliams.com

**vailwilliams.com**

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