

# OXFORD

Churchill House & Attlee  
House, 38 St Aldates, OX1  
1BN



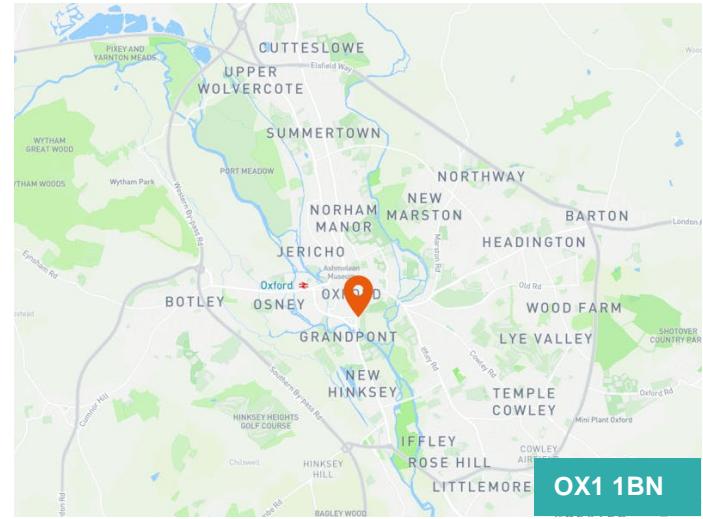
## OFFICE TO LET

**1,486 TO 4,238 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

Available Size	1,486 to 4,238 sq ft
Rent	£35 per sq ft
Rates Payable	£24,825.25 per annum
Rateable Value	£49,750
EPC Rating	F (135)

## Description

The available office accommodation comprises the ground, first and second floor of Churchill House and 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.

Both property can be leased as a whole or separately, offering ample of open-plan accommodation. Alternatively, it may be rented on a floor-by-floor basis, providing flexible options for occupation.

## Location

Churchill House and 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 - Attlee House	712	66.15	Available
1st - Attlee House	774	71.91	Available
2nd - Attlee House	806	74.88	Available
Ground - Churchill House	548	50.91	Available
1st - Churchill House	682	63.36	Available
2nd - Churchill House	716	66.52	Available
<b>Total</b>	<b>4,238</b>	<b>393.73</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



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