

OXFORD

Eden House, OX1 1BN



OFFICE TO LET

798 TO 2,953 SQ FT

- Great Transport Links
- Easy access to local amenities
- Attractive purpose built city centre offices
- External third floor balcony offering fabulous views

An opportunity to occupy a prominent city centre offices fronting popular St Aldates Courtyard

vailwilliams.com



Summary

| | |
|-----------------------|---|
| Available Size | 798 to 2,953 sq ft |
| Rent | £35 per sq ft |
| Business Rates | Business rates upon request |
| Service Charge | A service charge will be payable in lieu of common costs. |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (82) |

Description

Eden House is part of the St Aldates Courtyard development and comprises purpose-built offices arranged over four floors. The suites benefit from carpeting throughout as well as suspended ceilings with integral LED lighting, WC facilities, kitchenette (located on the second floor) and perimeter trunking. The third floor of the property also offers balcony space with fabulous views perfect for those summer events.

The property can be leased in its entirety, offering four floors of open-plan accommodation. Alternatively, it may be rented on a floor-by-floor basis, providing flexible options for occupation.

Location

The building is situated within Oxford City Centre and fronts onto St Aldates, a short distance of Carfax, The Westgate Shopping Centre, Christchurch Meadows, and Oxford's iconic High Street. The offices benefit from excellent transport links with local bus services running directly along St Aldates, with regular buses to the Abingdon Road Park & Ride. Oxford Railway Station is also within walking distance.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------|--------------|---------------|
| Ground - Office | 798 | 74.14 |
| 1st - Office | 853 | 79.25 |
| 2nd - Office | 764 | 70.98 |
| 3rd - Office | 536 | 49.80 |
| Total | 2,951 | 274.17 |

Viewings

Strictly by appointment with the sole appointed agent.

Terms

The accommodation is available by of a sub-let in whole or in part for a term through to September 2028 or alternatively by way of an assignment of the existing lease. The existing lease is within the security of tenure provisions of the 1954 Landlord & Tenant Act, and by virtue of this offers potential for a longer occupation (subject to agreeing terms with the Landlord) if desired, in the event of an assignment.

Detailed terms available upon request



Clark Tersol
01865 597 222
07721 323 307
ctersol@vailwilliams.com



Mike Watson
01865 597 222
mwatson@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 02/12/2024