

GUARDIAN HOUSE

Coming End of 2019

STUNNING NEW SERVICED OFFICES

Opening at the end of 2019, Guardian House is a serviced office space. Professionally styled and furnished, with offerings of 1 to 35 desks.

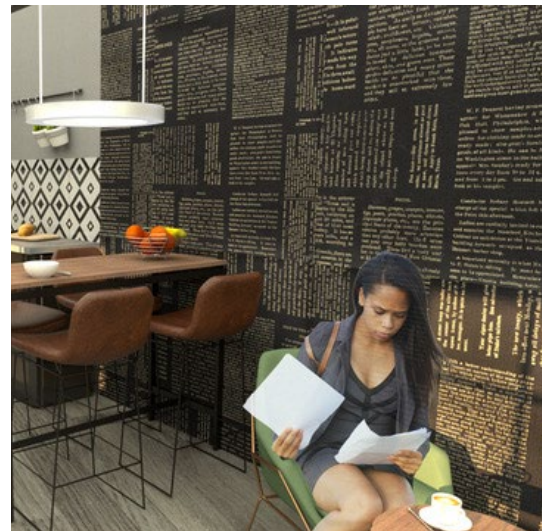


LOCATION - Banbury Town Centre

Banbury is a busy commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links, situated at Junction 11 of the M40 and with a rail service providing fast and frequent trains to London, Birmingham and Oxford.

The property is located in a prime position on North Bar in the centre of Banbury. The property is the former Banbury Guardian offices and commands a prominent location overlooking both the commercial heart of the town as well as the historic setting of St Mary's Church.

The town centre is benefiting from substantial investment from the District Council with a £50 million development comprising a new leisure based scheme with cinema, 120 bed hotel, bars and restaurants due to open adjacent to the canal in early 2021.



Check the development Flythrough on
YouTube: <https://youtu.be/Z0veU0k70Zs>

THE PROPERTY

Guardian House is being fully refurbished to provide first class, contemporary office accommodation with bespoke interior design which will be unique for Banbury.

The building works well for an office of this type with its two entrance doors, central staircase and with offices to the front and back with excellent views. There is dedicated parking as well as plenty of public parking to the front of the building.



The train station is just a
10 - 15 minutes' walk.

CONTACT

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📍 Guardian House, 7 North Bar St,
Banbury, Oxfordshire OX16 0TB
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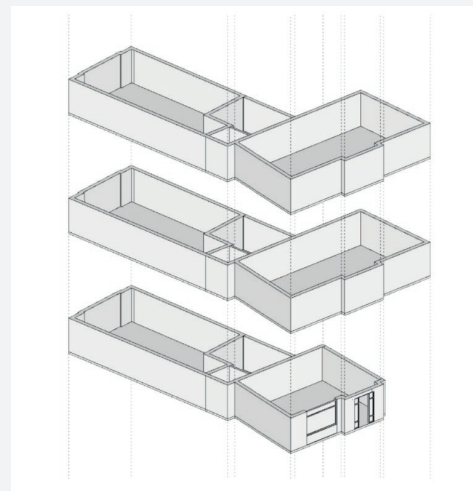
AVAILABLE ACCOMODATION

Guardian House is able to accommodate businesses and enterprises of a range of sizes from 1 to 32 people. The building provides a variety of options including ground floor space ideal for those needing regular public interface with its prominent frontage to North Bar and own entrance.

Alternatively the two front upstairs offices have wonderful views over North Bar and the town centre. The offices towards the rear have a shared entrance with excellent natural lighting and the top floor with roof top views over some of Banbury's historic buildings.

The available offices and potential desk numbers are as follows:

- Individual dedicated desks in a shared office
- Ground floor street front office with its own entrance, up to 8 desks
- Ground floor rear offices, from 1 to 6 desks
- First and second floor street facing offices, from 4 to 16 desks
- First and second floor rear offices, from 4 to 16 desks



SERVICED OFFICES

There is no formal lease with a serviced office, just a simple Licence Agreement with no legal fees, delays, long term commitment or end of lease dilapidations to contend with.

A fee is payable each month which is fully inclusive of rent, service charge, building insurance and utilities.

Access is available whenever you need it with a modern smart phone enabled door system.

Contact us for the current availability and a pricing schedule.

The Licence Fee is subject to VAT.

There are special arrangements for business rates which we will explain.

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OUR COMMUNITY

Guardian House is operated by Point of Difference Workspace and we already run well regarded and award nominated office and co working spaces in Bicester and Aylesbury.

We only choose wonderful buildings and at Guardian House we are creating an office environment that is rich in both historic

character and modern features.

We develop a working community that allows regular networking and encourages opportunity. We work closely with the local, public and private business groups in Banbury to ensure you obtain the connections you need with the right people.

- Serviced offices for 1 - 32 people
- Individual desks for small and start-up businesses
- Business grade fibre broadband
- Backup FTTC connection for comms resilience
- Desks and high-spec adjustable chairs
- Lockable storage pedestals
- Bespoke furniture and office layouts available
- Flexible plans
- Inclusive rates
- VOIP telephony option

WHERE TO FIND US

We are at Guardian House, 7 North Bar St in the heart of Banbury town centre next door to the Cromwell Lodge Hotel and opposite St Marys Church yard.

The location is very central and provides easy access to public car parking, the town centre facilities, parks and the railway station. The motorway junction is just over a mile away.

Address:

Guardian House, 7 North Bar St,
Banbury, Oxfordshire OX16 0TB



More Information

Guardian House is operated by Point of Difference Workspace - a family company with a unique approach to designing and running office spaces. Please do contact us for more information or to discuss your plans.



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