



Aston Building

Brook Hill, Woodstock, OX20 1TU

Industrial, Office and ISO Level 8 Clean Room

4,920 to 12,790 sq ft
(457.08 to 1,188.23 sq m)

- Fitted ISO Level 8 Clean Room
- Unit available in part or as a whole
- Self contained unit with good parking and yard provisions
- Offices fitted to Cat A
- Good power provisions
- Electric roller shutter doors

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Summary

Available Size	4,920 to 12,790 sq ft
Rent	£17.75 per sq ft
Business Rates	N/A
Service Charge	Please enquire for further details
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (25)

Description

The subject property comprises a mix of Industrial, Office and fitted Clean Room for an incoming occupier to benefit from. The building can be occupied in part or as a whole with ample yard and parking provisions.

Location

Woodstock is located just 6 miles North of Oxford, a city renowned for its university connections, the historic City of Oxford has become a major commercial centre in its own right, offering the dual advantages of an attractive working environment and excellent communications on a local and national level.

The subject property is situated just off the A44, which gives good access South to Oxford, the A34 leading to the M40, A40 and M4, being a strategic position on the national road network. Begbroke Science Park, Oxford Technology Park and Oxford Airport is located a few miles to the South being home to a number of worlds leading Science and Technology businesses.

The subject premises occupy a self contained and private location whilst also benefitting from the sought after amenities that Woodstock has to offer, including numerous pubs, restaurants, hotels and Blenheim Palace and it's grounds.

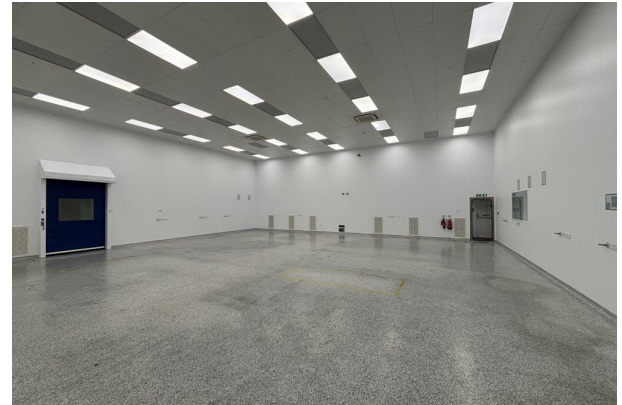
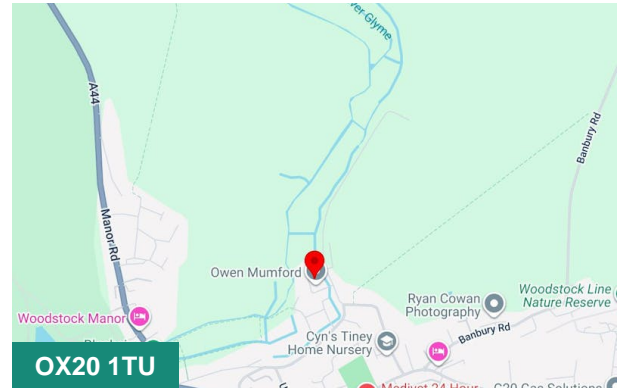
Accommodation

The accommodation comprises the following areas on a GIA basis:

Name	sq ft	sq m	Availability
Unit - Building 1 - Warehouse	3,770	350.24	Available
1st - Building 1 - Office	1,150	106.84	Available
Unit - Building 2 - Clean Room	4,090	379.97	Available
Ground - Building 2 - Office	1,890	175.59	Available
1st - Building 2 - Office	1,890	175.59	Available
Total	12,790	1,188.23	

Terms

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



Viewing & Further Information



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