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**SUITE R3, 46 WOODSTOCK RD
OXFORD OX2 6HT**


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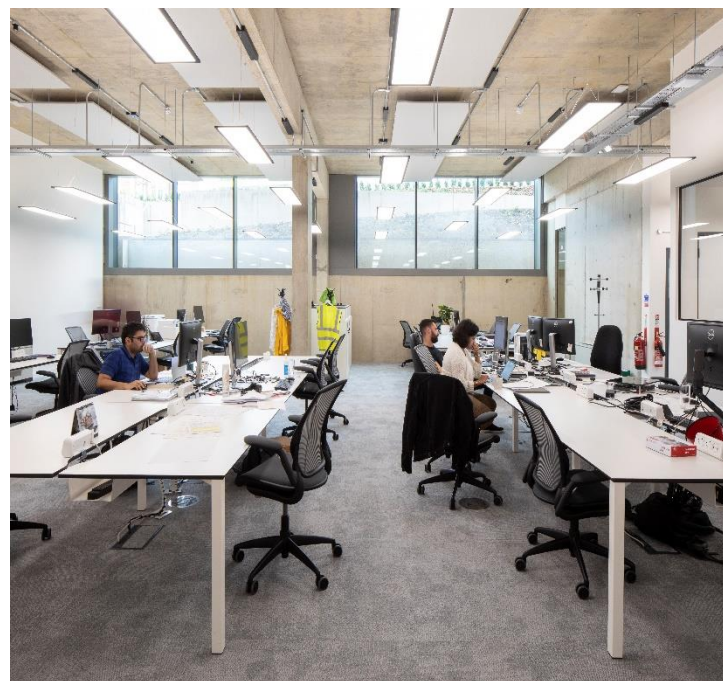
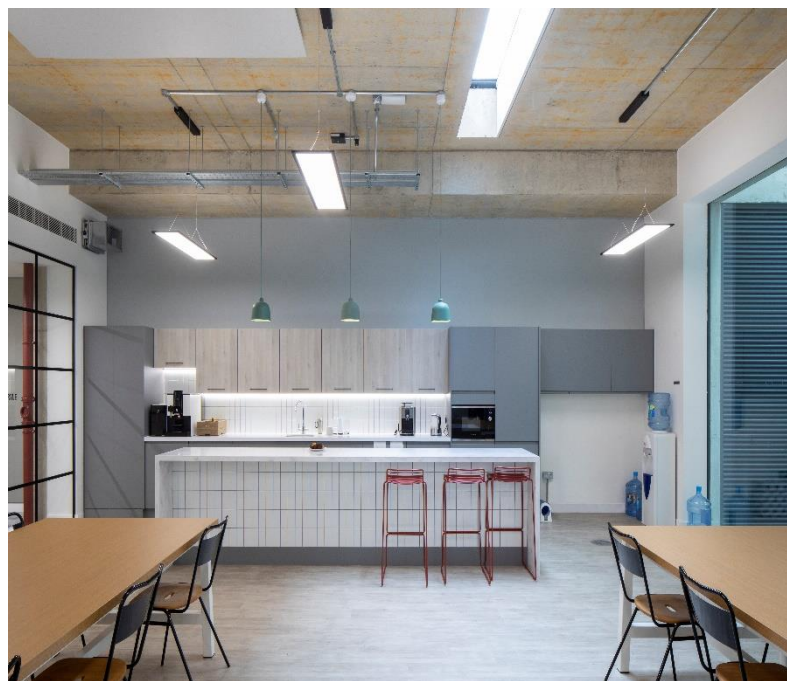
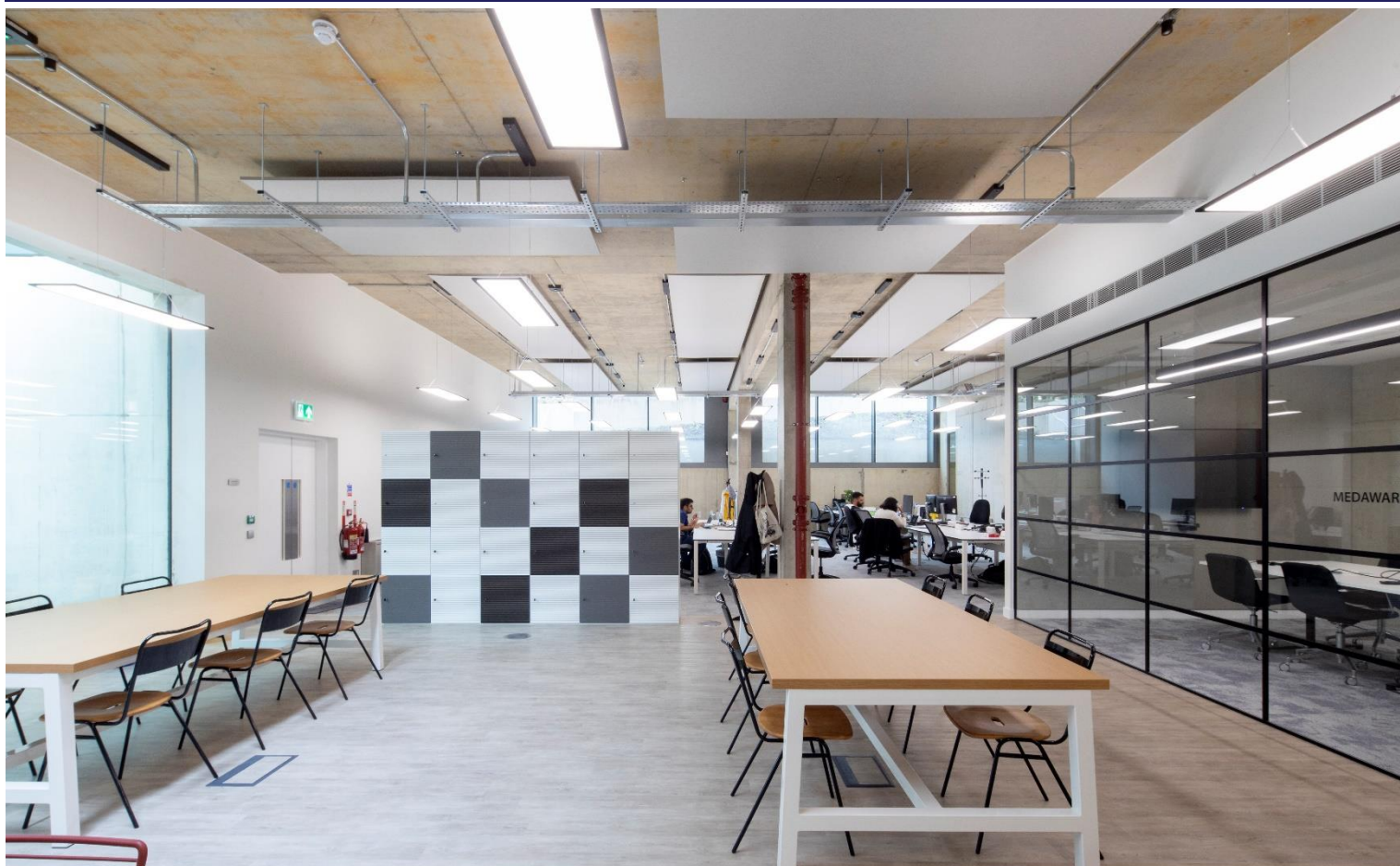
Shared Offices with Workshop/R&D Available to Let

In Brief

- Rare Oxford city centre opportunity within Oxford Science Enterprises' Grassroots space
- Available on flexible all-inclusive licence agreement
- Fully furnished to a high specification with access to all Grassroots facilities

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Description

The suite will be shared with the existing tenant and sits within Grassroots, the purpose-built hub owned by Oxford Science Enterprises (OSE). It is based at their head office, at the HB Allen Centre within Keble College.

Launched in November 2019, Grassroots is a collaborative space for talented entrepreneurs who are starting out, with opportunities to mix and join forces with postgraduates, professors and investors. The site is managed by Oxford Innovation.

Grassroots has been designed to make occupiers' lives easier and the following facilities are available:

- Lab space available (Electronics)
- 15 of the total 30 current desk spaces
- Reception services including mail handling and phone answering
- High-speed broadband (dedicated internet options separately arranged)
- Kitchenette plus dining space
- On-site gym (by way of separate contract)
- Shower facilities
- 2 meeting rooms with full e-meeting equipment + setup

Specification

The suite is fully self-contained and comprises Grade A office accommodation with meeting rooms and separate workshop (440 sq ft) suitable for R&D & light assembly.

The specification includes:

- Fully furnished
- Raised floors
- Exposed services
- Air conditioning
- Motion sensor LED lighting
- Kitchenette

Location

The site is well located in the centre of Oxford with bicycle parking, good public transport links (bus stop outside and a short walk from Oxford's main train station) and easy access to the A40 and A34.

Terms

Available by way of standard form licence agreement on terms to be agreed.

Rent

The rent is an all-inclusive rent made up of the following:

- Licence fee
- Business rates
- Building alarm and security
- Common parts repair and maintenance
- Building insurance
- Office cleaning
- Utilities
- Reception services
- Grounds maintenance

Services

Bidwells has not tested the services and give no warranty as to their condition.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

Value Added Tax

All terms quoted are exclusive of VAT where payable.

EPC

B28

Postcode

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Enquiries

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