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bidwells.co.uk

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

  
**BIDWELLS**



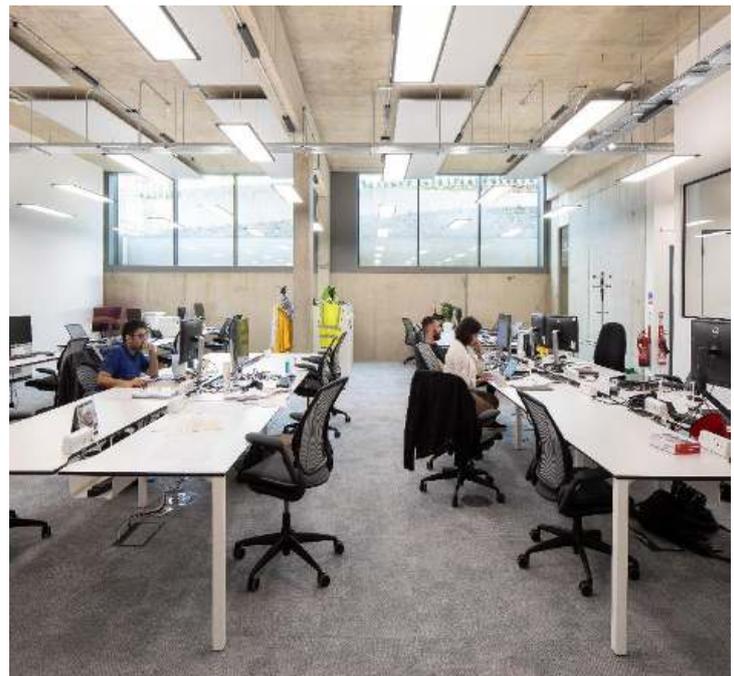
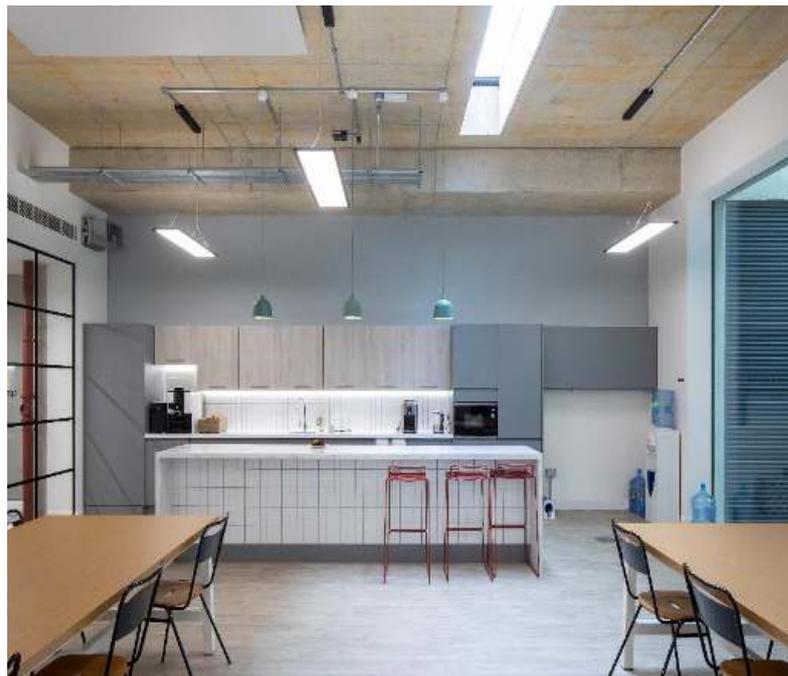
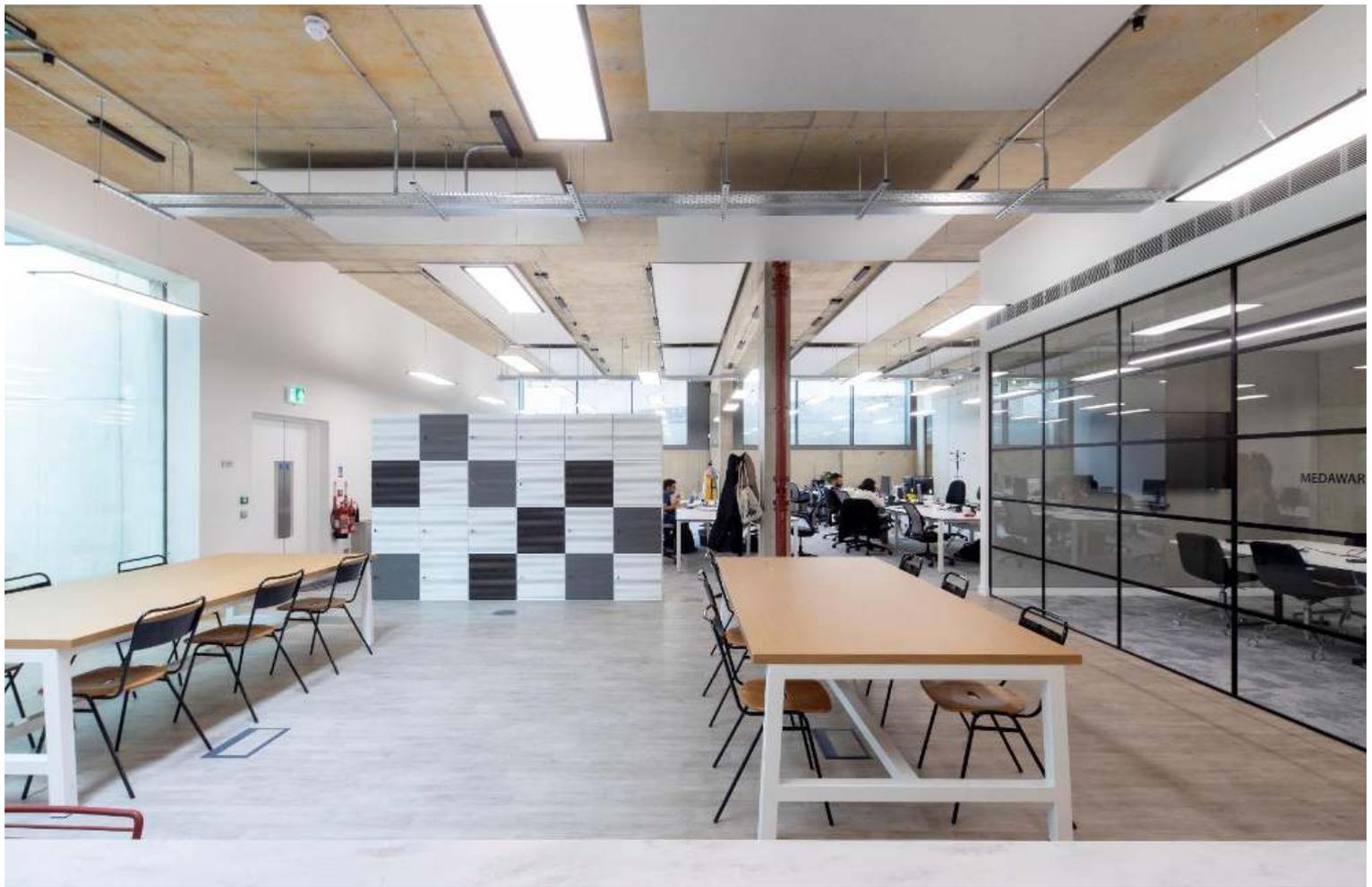
## **Offices with Workshop/R&D Available to Let**

**3,187 sq ft (296.1 Sq m)**

### **In Brief**

- Rare Oxford city centre opportunity within Oxford Sciences Innovation Grassroots space
- Available from February 2021 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 sits within Grassroots, the purpose-built hub owned by Oxford Sciences Innovation (OSI) and 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:

- Free cycle parking
- Reception services including mail handling and phone answering
- High-speed broadband (dedicated internet options separately arranged)
- On-site café & event space
- On-site gym (by way of separate contract)
- Shower facilities
- Range of meeting space for hire

## 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 of £215,000 pa 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

OX2 6HT

## Enquiries

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