

Office To Let
Worton Park

OX29 4SX

BWP



Worton Park



WORTON HALL

Self-Contained Office To Let

Unit 1, Long Barn, Worton Park, Oxfordshire OX29 4SX

ASKING RENT £37,500 pa



Summary:

- An opportunity to lease a 2,376 sq ft (NIA) self-contained office at Worton Park.
- Worton Park is located just off the A40, only fifteen minutes to the North-West of Oxford and five minutes from the nearest train station.
- A mixture of open plan office space, individual offices, meeting room, kitchenette & W.Cs. High speed internet cabling (by separate arrangement).
- Worton Park benefits from access to many onsite amenities including farm shop, restaurant, meeting rooms for hire, tennis court and outdoor swimming pool.
- Ample onsite parking for staff and guests.

We are instructed to offer the property by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £37,500 pa (excl)

Unit 1, Long Barn, Worton Park, Oxfordshire OX29 4SX

ASKING RENT £37,500pa

Description:

Worton Park is a thriving rural business park which is home to a diverse range of businesses and occupiers. The Office accommodation comprises attractive stone farm buildings and barn conversions, sympathetically restored and purposely developed to create modern office suites.

The business park benefits from access to many onsite amenities including meeting rooms and conference venue for hire, tennis court and outdoor swimming pool. There is also an onsite café, farm shop and restaurant.

The Long Barn is an attractive Cotswold Stone converted barn. The office provides a mixture of open plan accommodation and individual offices. There is a kitchenette and W/Cs. The offices have central heating. There is perimeter trunking, with high-speed internet cabling available by separate arrangement.

There is ample onsite parking for staff and visitors.

Location:

Worton Park is located just off the A40, only fifteen minutes to the North-West of Oxford and five minutes from the nearest train station. Worton Park is a prime position for transport to Oxford, London and the surrounding area.

Areas:

Ground Floor: 114.4sqm. 1,231 sq ft.
First Floor: 106.4 sqm. 1,145 sq ft.
Net Internal Area : 221 m2 (2,376 sq ft)

VAT:

The property is elected for VAT.

Planning:

The property currently has Class E (c) Use (office).

EPC:

The Offices have an energy rating of A. Certificate available upon request.

Timing:

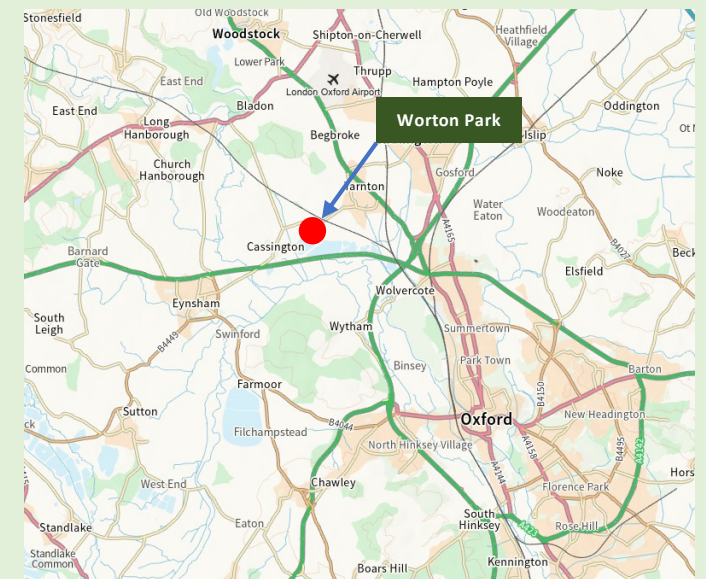
Available 1st March 2026.

Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £37,500 pa

(Exclusive of Business Rates, Service Charge, VAT and Insurance).



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ASKING RENT £37,500pa



Facilities & Benefits:

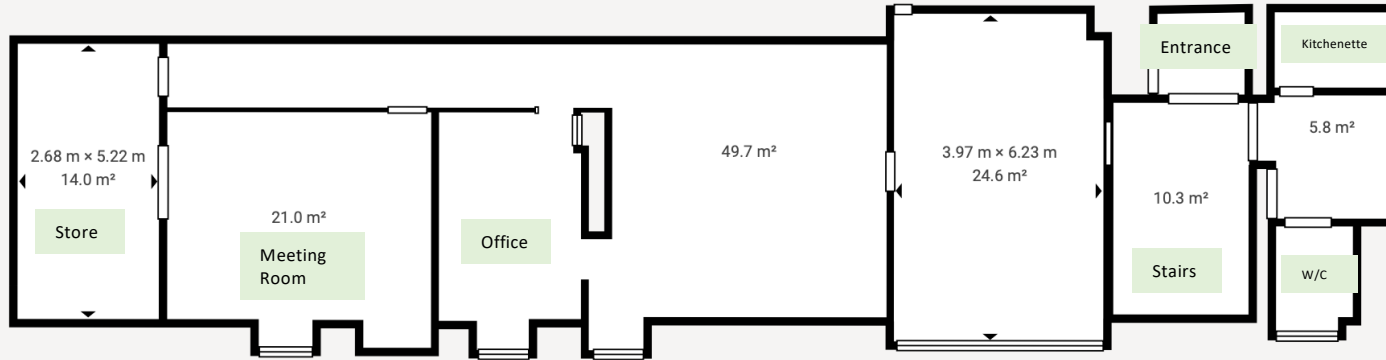
- Onsite farm shop and restaurant.
- Ample free parking for staff including seven electric vehicle charging points.
- Covered bike storage.
- Meeting rooms and conference venue available for hire, with on-site coordinators.
- Free use of onsite heated seasonal swimming pool (opening times apply).
- Free use of the onsite seasonal tennis court.
- Rural setting with various public footpaths for lunchtime walks.
- Onsite and local accommodation for visitors.
- Eco-conscious business park.

Unit 1, Long Barn, Worton Park, Oxfordshire OX29 4SX

ASKING RENT £37,500 pa

Ground Floor:

Plans for Identification only.



Business Rates:

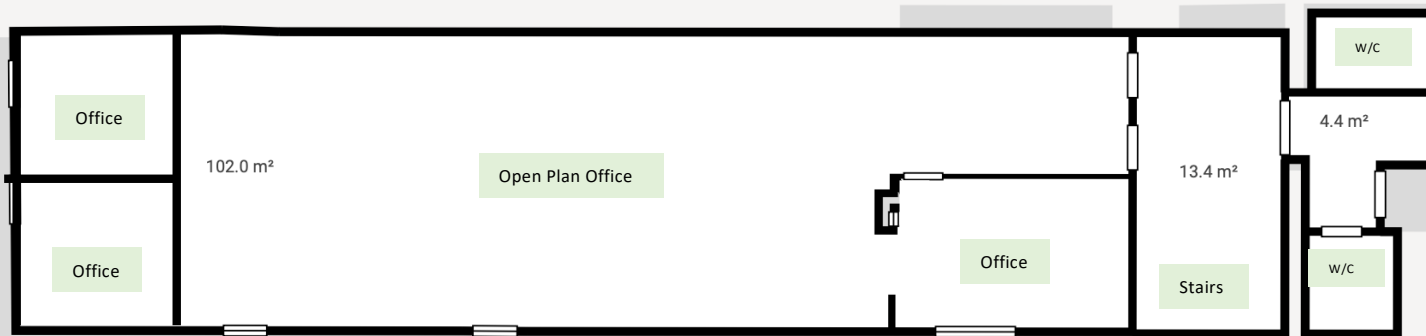
The rateable value of the unit is £38,750.
The tenant will be responsible for Business Rates. For rates payable enquiries should be made with the Local Authority.

Service Charge:

£7,343.76 per annum.
Increased Annually in line with RPI Index.

First Floor:

Plans for Identification only.



Further Information:

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