

TO LET - OFFICE

# BELSYRE COURT

57 Woodstock Road, Oxford, OX2 6HJ

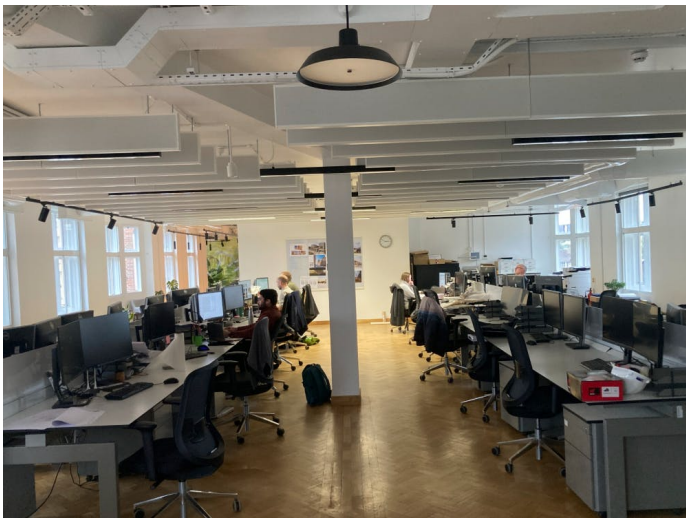


## Key Highlights

- Near to Jericho's cafe's bars and restaurants
- Near to OSE's Grassroots Facility
- Characterful space with period features
- Under refurbishment
- Near to a number of Oxford Colleges
- Self Contained office space with own kitchen and WCs

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## Description

Belsyre Court is a Grade II Listed early 20th Century mansion block comprising 4 floors of offices set above a parade of shops. The common areas have recently been refurbished with a reconfigured entrance lobby.

After the successful refurbishment of the second floor office, the Landlord has now committed to refurbish the third and fourth floor offices to a high standard, whilst preserving and enhancing its period features.

The images in this brochure are indicative and are of the second floor refurbishment. The target date for completion of the refurbishment is January 2026.

## Location

Belsyre court is situated on the prominent corner position fronting Woodstock Road and Observatory Street.

Situated just north of Oxford city centre the junction of St Giles is approximately 500 metres to the south and Walton Street is approximately 300 metres to the west.

The area is home to a number of Oxford Colleges, university departments, the Radcliffe Observatory Quarter and OSE's Grassroots co-working facility.

Jericho benefits from a number of popular cafes, bars and restaurants including; The Jericho Tavern, Brasserie Blanc and The Oxford Wine Café.

## Contact

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	2,772	257.53	Available
4th - North - can be let separately	522	48.50	Available
4th - South - To be let with 3rd floor	549	51	Available
<b>Total</b>	<b>3,843</b>	<b>357.03</b>	

## Specification

The refurbishment will include:

- New LED lighting
- Refurbished or new floor coverings (solid floor)
- New perimeter power trunking
- New wall and ceiling finished
- New heating and cooling system
- New shower and disabled WC
- New kitchen

## Viewings

Viewings by appointment with the sole letting agents only.

## Terms

New lease terms to be agreed through negotiation. Quoting terms available on request.

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