

# 58/60 ST. ALDATE'S

OXFORD OX1 1ST

Available To Let

**989 sq ft – 11,798 sq ft**  
(92 – 1,096 sq m)



Modern Offices  
in the Heart of  
Oxford

[www.staldatesoxford.co.uk](http://www.staldatesoxford.co.uk)



**DESCRIPTION**

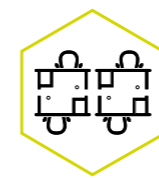
58-60 St Aldate's comprises 3 multi-let office buildings that provide a flexible range of office suites.

The suites benefit from feature ceilings, raised floors, LED lighting, air conditioning, secure car parking (available at an additional cost), bicycle stores, passenger lift and refurbished common areas.

Suites comprise modern furnished and unfurnished offices ranging from 989 - 11,798 sq ft over ground, first, second and third floors.



City centre location



Open plan



VRF air conditioning



Lift access



LED lighting



Exposed services

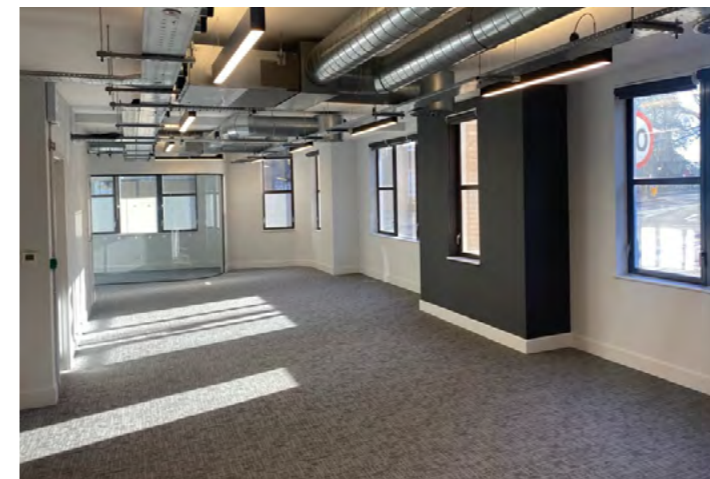


WCs and shower facilities

**ACCOMMODATION**

The property benefits from the following net internal areas:

	Floor	Sq ft	Sq M
60 St Aldate's	Third Floor	3,098	288
60 St Aldate's	Ground Floor (RHS)	1,429	133
59 St Aldate's	Third Floor	2,559	238
59 St Aldate's	Ground Floor (RHS)	1,131	105
58 St Aldate's	Second Floor	1,250	116
58 St Aldate's	Ground Floor (LHS)	1,342	125
58 St Aldate's	Ground Floor (RHS)	989	92
<b>Total</b>		<b>11,798</b>	<b>1,096</b>



## LOCATION

The property is situated on St Aldate's, in the heart of the Oxford city centre, at the junction of St Aldate's, Thames Street and Abingdon Road. Oxford's train station is a 15-minute walk from St Aldate's and offers a direct line into London Paddington in circa 1 hour. There are a wide range of amenities within walking distance of the property, including retail facilities at the Westgate Shopping Centre that is within 5 minutes walk.



### TRAVEL TIMES BY TRAIN FROM OXFORD STATION

READING	26 mins
HEATHROW	47 mins
LONDON	63 mins



### DISTANCES IN MILES FROM THE BUILDING ENTRANCE

READING STATION	22 miles
PADDINGTON	52 miles
BIRMINGHAM	68 miles



1. Pure Gym
2. Marks & Spencer
3. John Lewis
4. The Ivy Oxford
5. The Bear Inn
6. Franco Manca



## RENT

The property is available by way of a new full repairing and insuring lease. Rent upon application.

## BUSINESS RATES

Available upon application.

## EPC

EPC B30.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in respect of this transaction.

## VIEWINGS

Strictly by appointment with the joint sole letting agents:



Jan Losch  
Jan.losch@savills.com  
07870 555 851

George Brown  
George.brown@savills.com  
07811 901 158



Edward Lifely  
elifely@lsh.co.uk  
07938 737 436

Jasmine Townsend  
jtownsend@lsh.co.uk  
07709 848 527

[www.staldatesoxford.co.uk](http://www.staldatesoxford.co.uk)