

**BUILDINGS**

**1,2  
84**

**BROOK HILL  
WOODSTOCK  
OX20 1TU**



**BLENHEIM ESTATE**

**INDUSTRIAL & OFFICE  
ACCOMMODATION**



**BUILDING 2**

**BUILDING 4**

**BUILDING 1**

**FROM 2,500-64,000 SQ FT**

# LOCATION

Woodstock is located just 6 miles North of Oxford, a city renowned for its university connections, the historic City of Oxford has become a major commercial centre in its own right, offering the dual advantages of an attractive working environment and excellent communications on a local and national level.

The subject properties are located just off the A44, which gives good access South to Oxford, the A34 leading to the M40, A40 and M4, being a strategic position on the national road network.

Begbroke Science Park, Oxford Technology Park and Oxford Airport is located a few miles to the South being home to a number of worlds leading Science and Technology businesses.

The subject premises occupy a self-contained and private location whilst also benefitting from the sought after amenities that Woodstock has to offer, including numerous pubs, restaurants, hotels and Blenheim Palace and it's grounds.



# DESCRIPTION

The subject properties offer a versatile mix of Industrial, Office and fitted Clean Room accommodation, providing an incoming occupier with a highly functional and adaptable workspace. The buildings are available to let either in part or as a whole, making them suitable for a wide range of requirements and business sizes. The premises benefit from ample yard space and generous parking provisions, ensuring excellent operational flexibility for occupiers.



## ACCOMMODATION OVERVIEW

Building 1			GIA (sqft)	GIA (sqm)	Availability
A	Ground	Office	1,890	176	Under Offer
	Ground	Cleanroom	4,090	380	Under Offer
	First	Office	1,890	176	Under Offer
B	Ground	Warehouse	3,770	350	Available
	First	Office	1,150	107	Available
<b>Total</b>			<b>12,790</b>	<b>1,188</b>	

Building 2			GIA (sqft)	GIA (sqm)	Availability
A	Ground	Industrial	9,960	925	Available
	First	Industrial	9,960	925	Available
B	Ground	Industrial	2,900	269	Available
C	Ground	Industrial	6,450	599	Available
<b>Total</b>			<b>29,270</b>	<b>2,718</b>	

Building 4			GIA (sqft)	GIA (sqm)	Availability
Ground	Office	3,250	302	Available	
First	Office	2,580	240	Available	
<b>Total</b>			<b>5,830</b>	<b>542</b>	

# BUILDING

# 1

Building 1 comprises a mix of Industrial, Office and fitted Clean Room for an incoming occupier to benefit from.

The building can be occupied in part or as a whole with ample yard and parking provisions.



ISO Level 8 Clean Room



Offices fitted to Cat A Condition



Electric Roller Shutter Doors

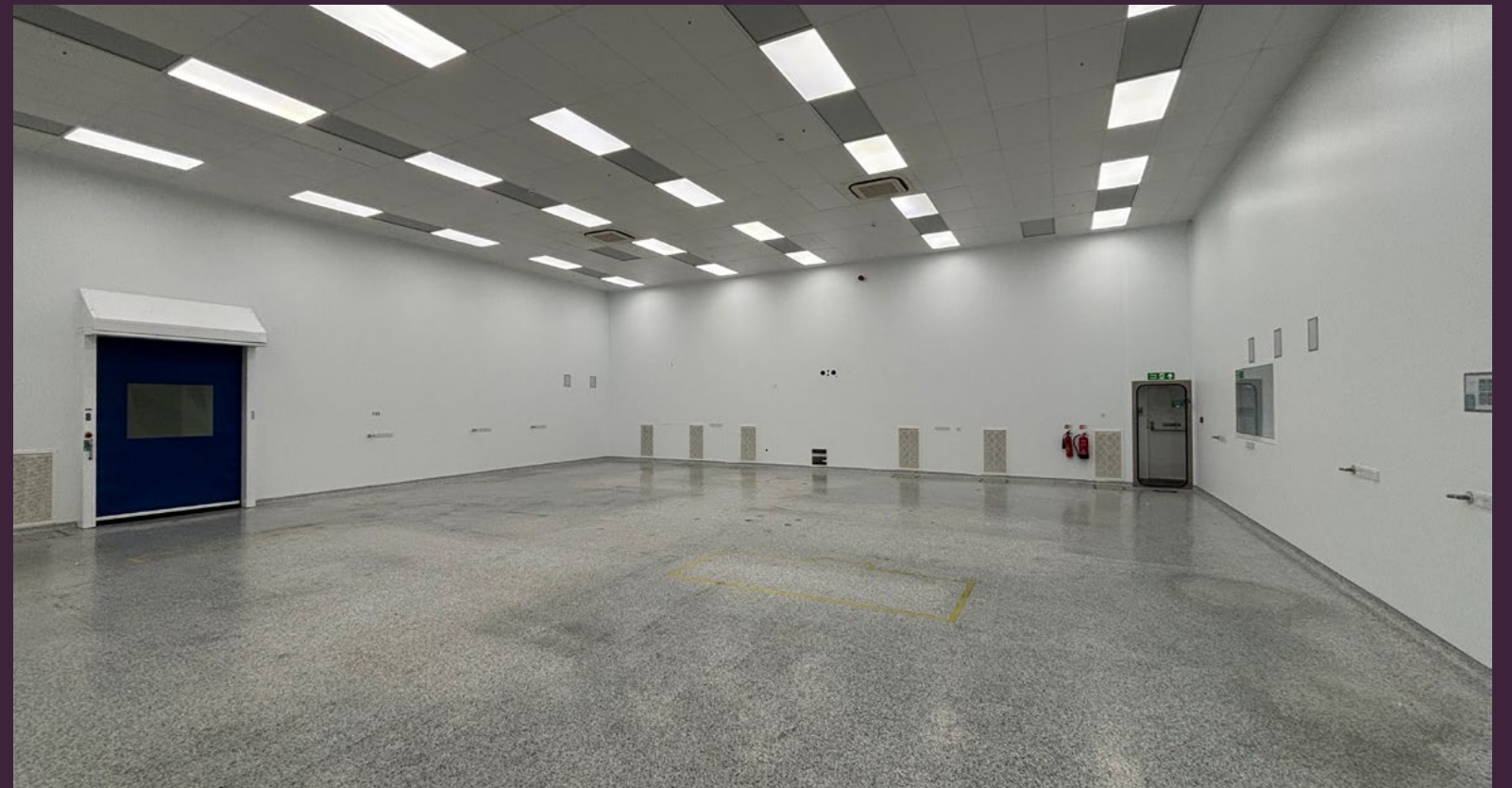


Good parking provision



Ample Yard Space

The buildings are currently having individual WC facilities and Kitchenettes installed.



# BUILDING

# 1

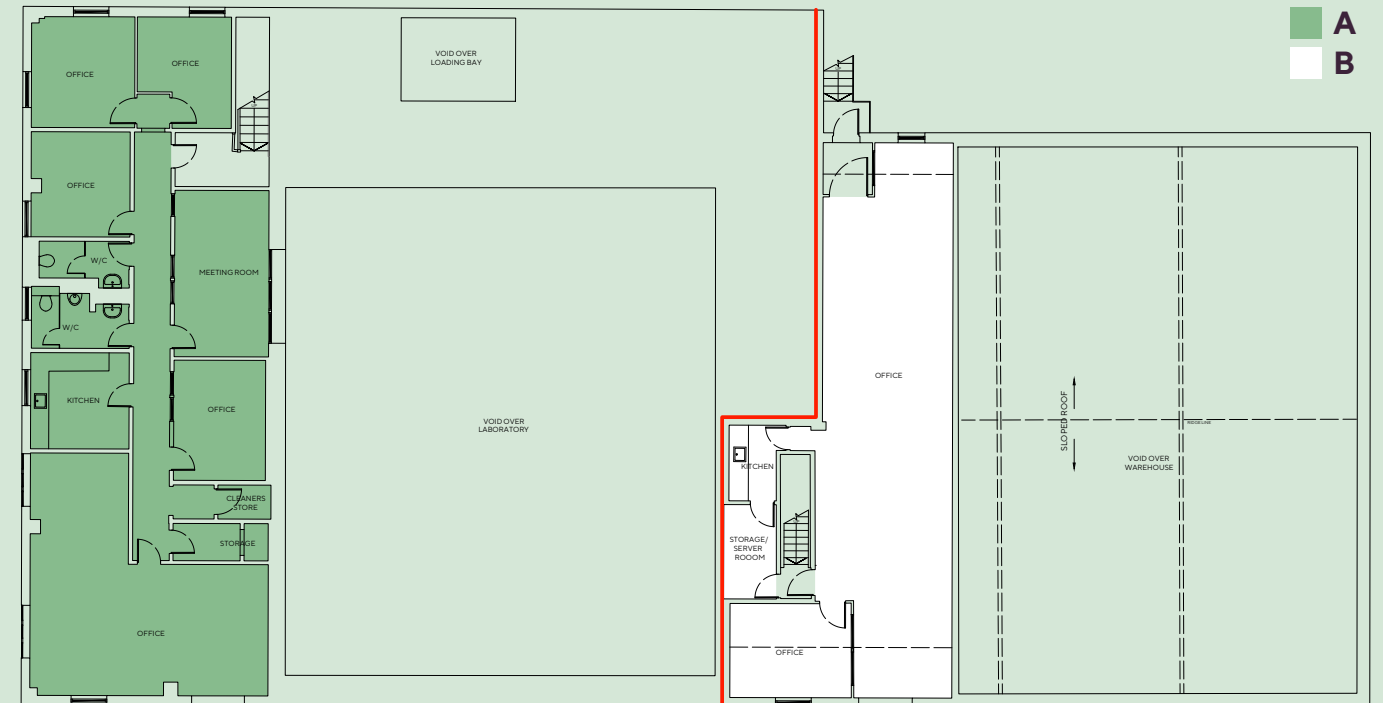
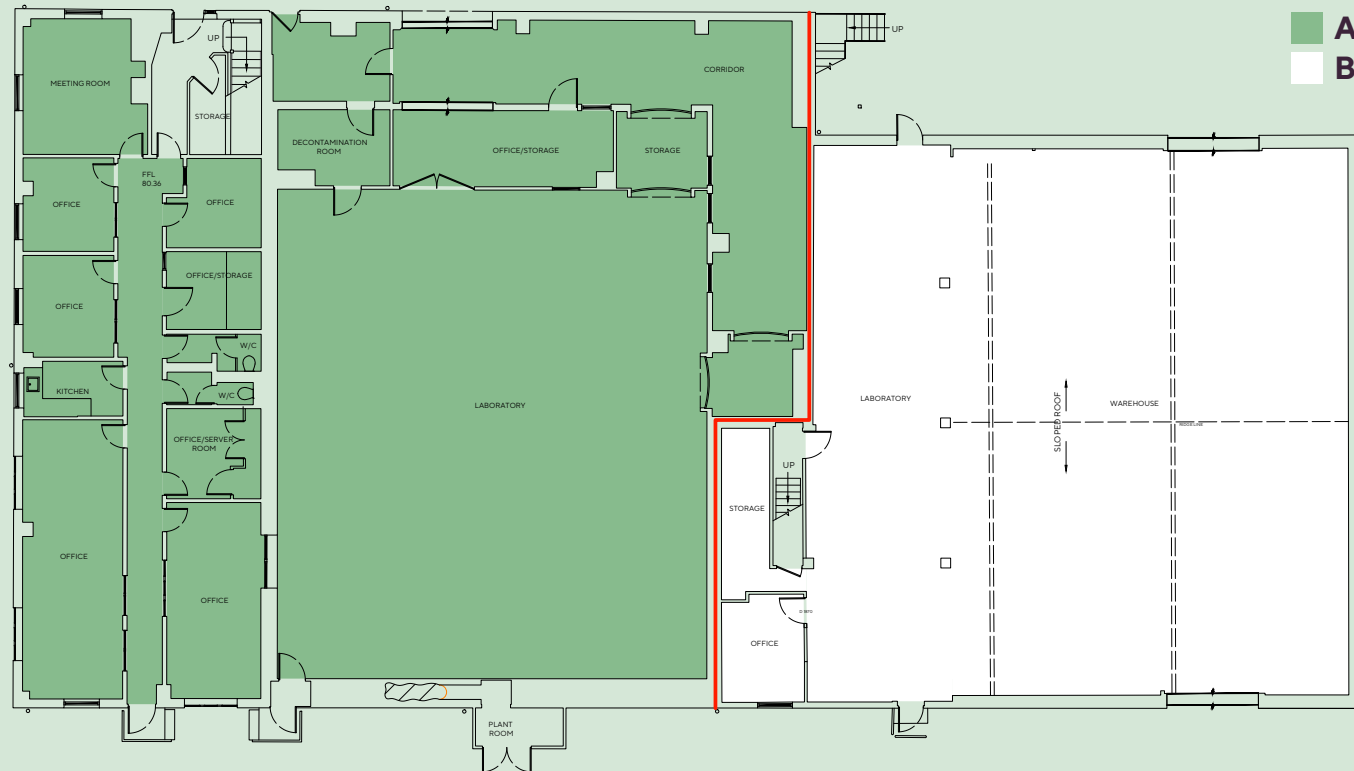


Building 1 - A&B

Building 1			sqft	sqm	Availability
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<b>Total</b>			<b>12,790</b>	<b>1,188</b>	

## GROUND FLOOR

## FIRST FLOOR



# BUILDING

# 2

Building 2 comprises primarily industrial and former clean room accommodation with ancillary offices.

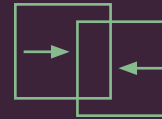
The building can be occupied in part or as a whole with good parking provisions



Open Industrial Warehouse with flexible layout



Electric Roller Shutter Doors



Ability to combine units as required



1,000kg goods lift



Ample Yard Space



Good parking provision

Each unit will be fitted out with WC and kitchenette facilities



# BUILDING

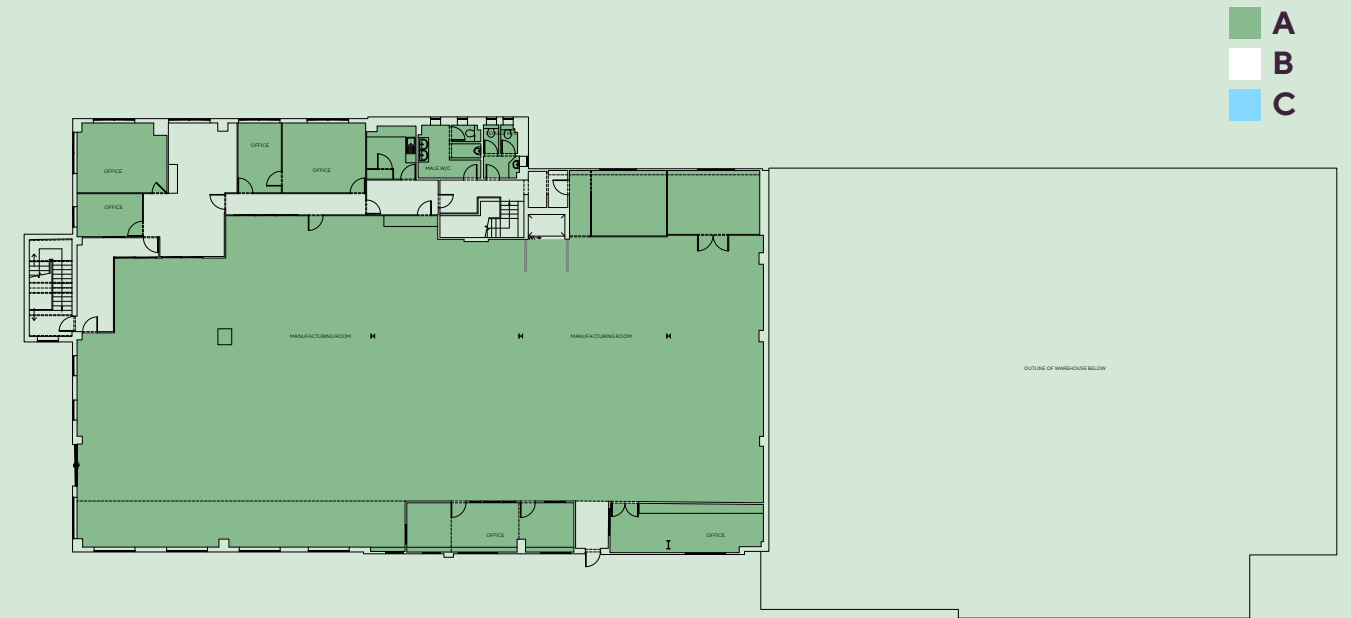
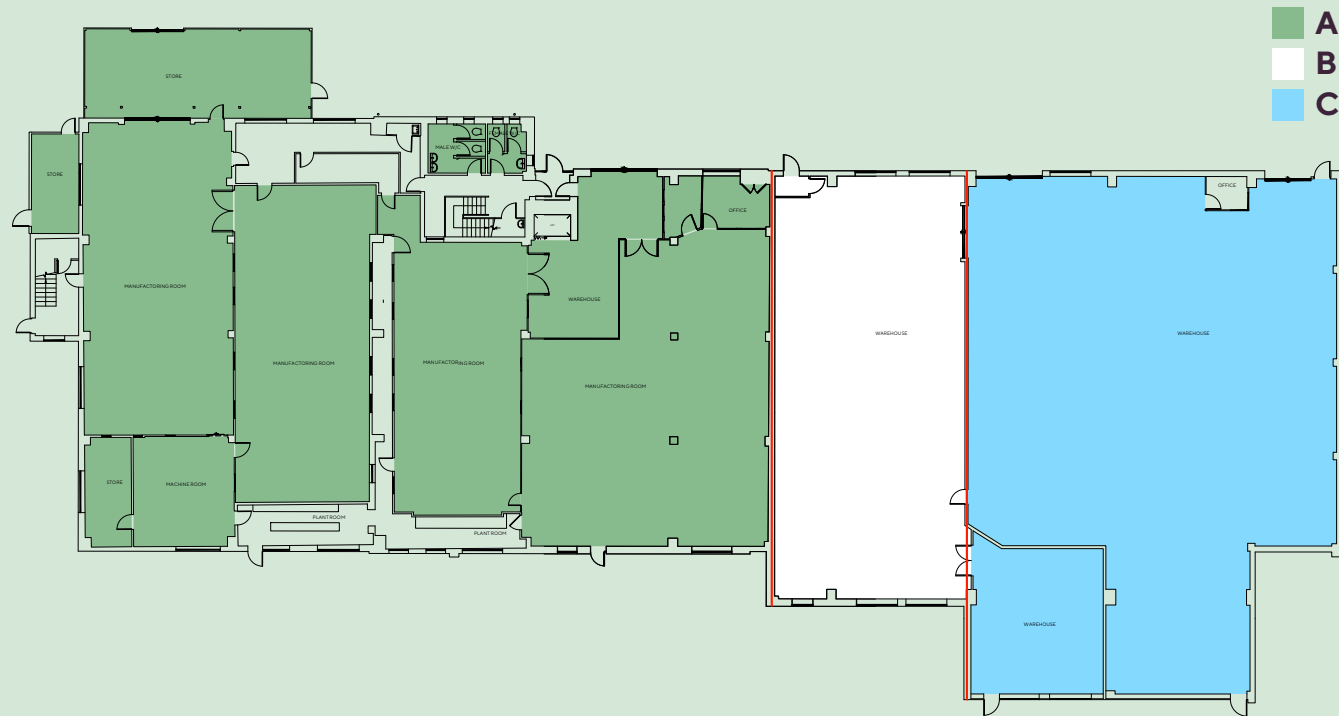
# 2



Building 2			sqft	sqm	Availability
A	Ground	Industrial	9,960	925	Available
	First	Industrial	9,960	925	Available
B	Ground	Industrial	2,900	269	Available
C	Ground	Industrial	6,450	599	Available
<b>Total</b>			<b>29,270</b>	<b>2,718</b>	

## GROUND FLOOR

## FIRST FLOOR



BUILDING

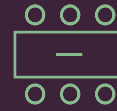
4

Building 4 comprises purpose built office accommodation to modern specification.

The building can be occupied in part or as a whole with good parking provisions.



Open Plan Office Accommodation finished to Cat A



Feature meeting room with vaulted ceiling



Perimeter trunking



Suspended ceiling with LED lighting



Fitted kitchen



Good parking provision



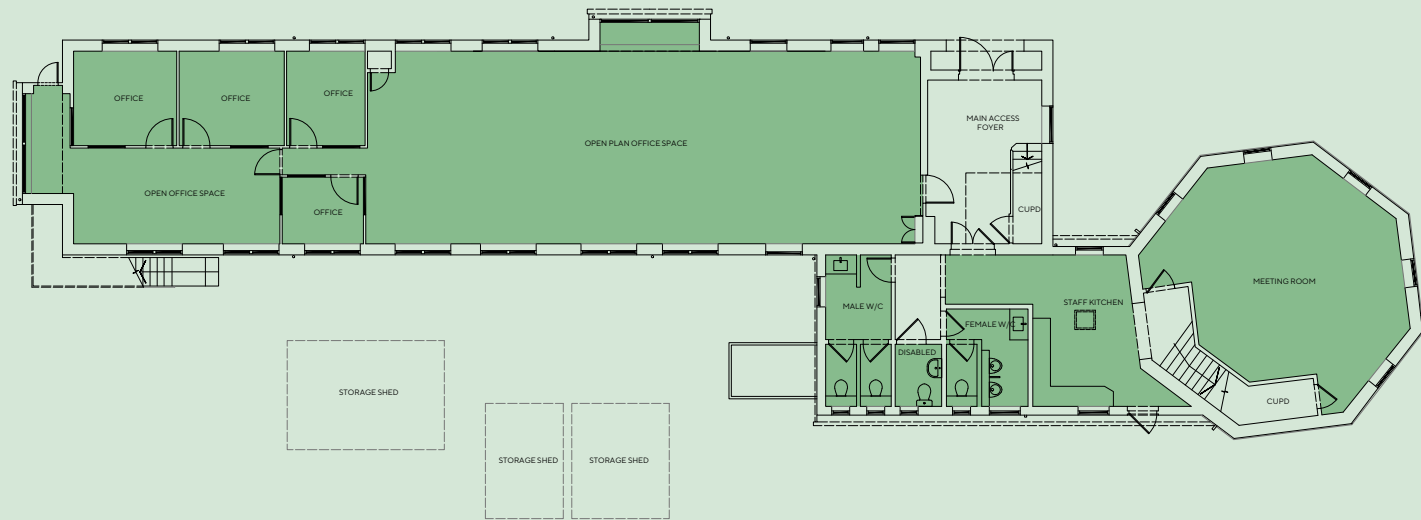
# BUILDING

# 4

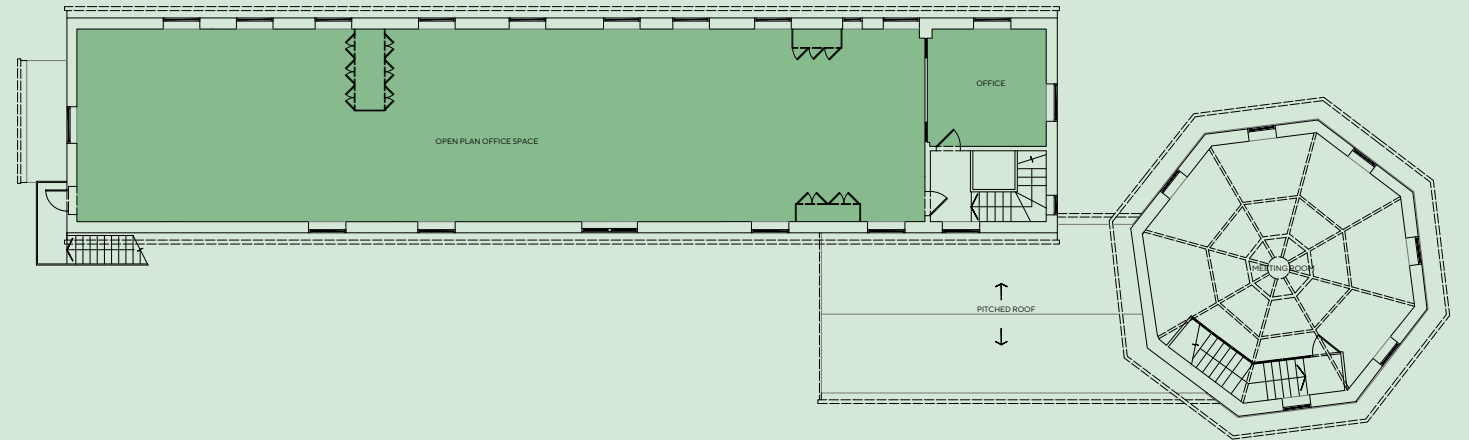


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## GROUND FLOOR



## FIRST FLOOR



# FURTHER INFORMATION

## EPC

Building 1 A25  
Building 2 B45  
Building 4 D93

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954

## VAT

Applicable

## Service Charge

A small Service Charge will be applicable for the maintenance of the common areas.

## Legal Fee's

Each Party is to bear their own.





# CONTACT

## Edward Lively

01865 883 364

07464 492 953

edward@benedicts.co.uk

## Sophie Holder

01865 883 364

07587 221 536

sophie@benedicts.co.uk

## BENEDICTS

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May 2026

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**BLENHEIM ESTATE**