

**BLenheim ESTATE**

COMMERCIAL

## **WOODSTOCK LODGE**

Blenheim Palace  
Woodstock  
OX20 1PP





# About the building

**Woodstock Lodge provides flexible serviced office space, ideally suited for start up businesses, those looking for a small satellite office, or dedicated workspace.**

Woodstock Lodge is a Grade II listed property, formerly Blenheim Estate office, which was converted into service office suites in 2019 following the relocation of the Blenheim Estate to the new Estate Office.

It is located immediately adjacent to the Woodstock entrance of Blenheim Palace via Park Street. The building is steps away from the vibrant town with restaurants, cafés and lots of useful amenities. Parking for the office is provided a short walk away, in the main Blenheim Palace car park. There is also a bike store on site.

Tenants have access to the 2,000-acre World Heritage site during opening hours – take in ‘The Finest View in England’ while you stretch your legs at lunchtime.

Access to the building is provided through an intercom entry system.







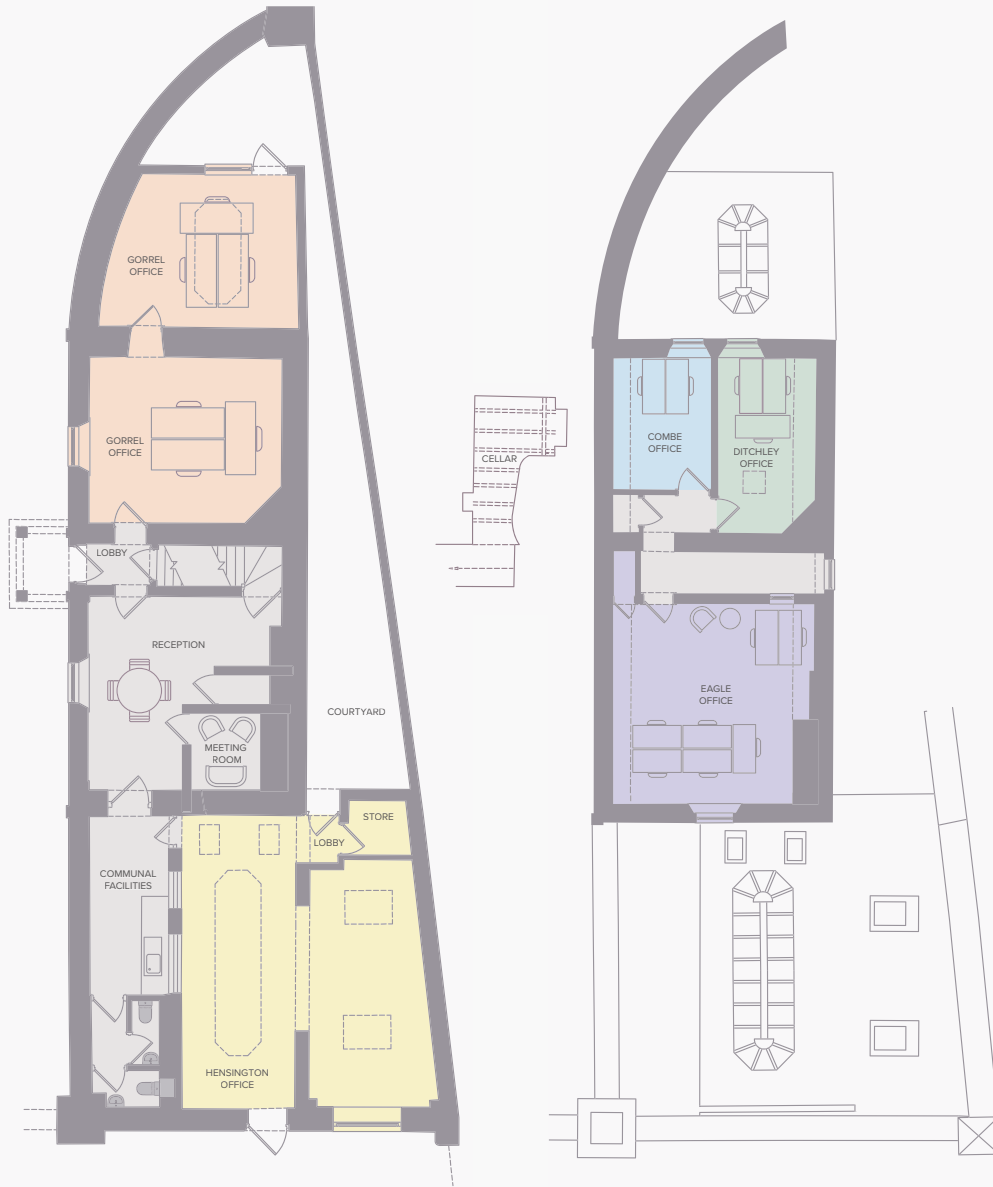
# Amenities & services

Woodstock Lodge may be listed but the interior has been modernised to make perfect flexible working space. As a tenant you'll have the freedom to design your space to suit your brand and make the place your own, creating the perfect environment for your business to flourish. Here are the amenities and services a lease includes:

- Perimeter Trunking
- Wall mounted radiators
- Key card entry
- Intercom entry system
- EPC rating of 'E-104'
- Internet supply
- Use of a meeting room
- Telephone line
- Cleaning of common areas
- Utility bills (unless usage exceeds normal levels)
- Parking a short distance away at Blenheim Palace



# Available offices



- Occupied
- Occupied
- Occupied
- Occupied
- Occupied

Eagle	230 sq. ft.	Let
Combe	89 sq. ft.	Let
Hensington	434 sq. ft.	Let
Ditchley	109 sq. ft.	Let
Gorrel	400 sq. ft.	Let

Rent is inclusive of rates and service charge. All prices quoted are inclusive of VAT where applicable. These premises are available by way of Annual License.

# Book a viewing

**Viewings are by appointment only with Blenheim Estate**

**Harry Foley**

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## **Important information**

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