



Key features:

- Partitioned offices
- Inclusive rents
- Shared kitchenette
- Excellent natural light

Individual Offices To Let

250 Sq Ft (23 Sq M) - 1,252 Sq Ft (117 Sq M) Approximately

Available on flexible terms from 6 months

LOCATION

Kidlington is well located approximately 6 miles north of Oxford City Centre and provides close access to the Oxford Ring Road via the A4260 Oxford to Banbury Road. The A34 offers excellent road communications to Junction 9 of the M40 and Junction 13 of the M4. Kidlington benefits from a wide range of retail amenities including Tesco Metro, Coop supermarket, Superdrug, M & Co, banks, Costa Coffee and other eateries.

DESCRIPTION

The office suites are located at second floor level and offer self-contained modern office accommodation. The space has been refurbished to provide small office suites for rental, available individually or as a suite.

Individual offices suitable for to 2 to 5 people which are immediately available on flexible terms and benefit from:

- Shared kitchenette
- Fully refurbished
- Excellent natural light
- Partitioned offices

ACCOMMODATION

The property comprises the following approximate net internal floor areas:-

	Sq Ft	Sq M
Suite N1	398	37
Suite N2	329	31
Suite N3	275	26
Suite N4	250	23
Total	1,251	117

LEASE TERMS

The suites are available on flexible terms from 3 months at a rent of **£25 per sq ft** inclusive of service charge, insurance, heating, cleaning of common areas and electricity, excluding telephone. The tenant is to be responsible for internal repairs and decoration and installation of their own telecoms equipment.

BUSINESS RATES

Business rates will be the tenants' responsibility, but we believe the offices will individually apply for small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

Assessment Rating E105 - certificate available on request.

VAT

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

LEGAL COSTS

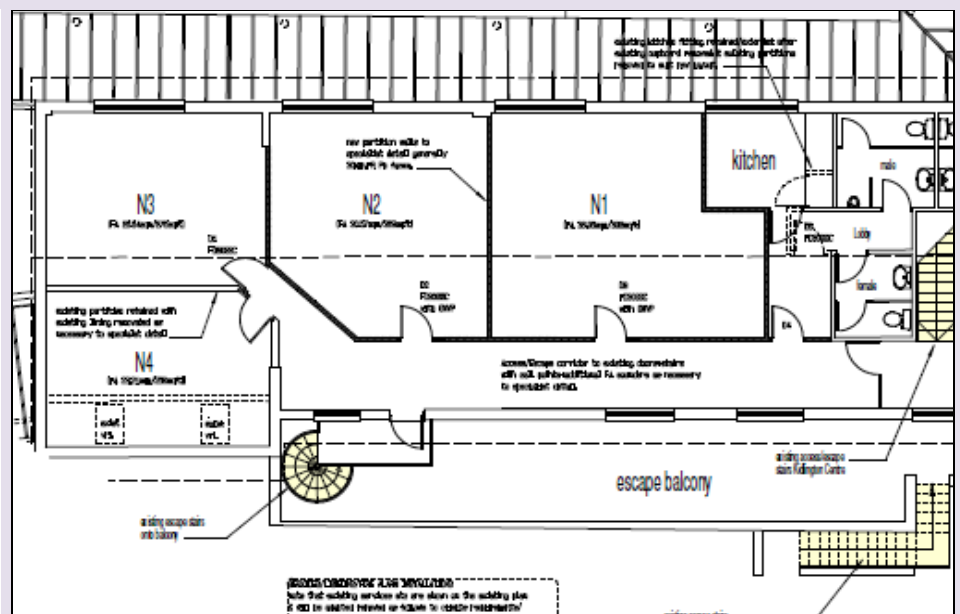
The ingoing tenant will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the letting agents:-

Duncan May/Richard Venables
VSL & Partners
22 Bankside
Kidlington
Oxford OX5 1JE

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