



Indicative Image



Indicative Image

Key features:

- Open plan office area
- Carpeted floor
- Kitchenette/two WC's
- Category 2 lighting

To Let

2,223 Sq ft (207 Sq m) Approximately

Modern self-contained office with excellent natural light

BENEFITS FROM D1 USE

01865 848488

www.vslandp.com

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.

DESCRIPTION

The Kidlington Centre has a total of 12 office suites at first and second floor level with dedicated ground floor entrance lobby. To the rear of the Kidlington Centre there is a large car park which offers a mixture of free all day car parking and free 2 hour car parking. Kidlington benefits from excellent public transport links to Oxford city centre with frequent buses throughout the day.

Kidlington benefits from a wide range of retail amenities including Tesco Metro, Coop supermarket, banks, Costa Coffee and other eateries. The office suite is located at first floor level and offers modern self-contained office accommodation. The space will be refurbished to provide open plan accommodation.

ACCOMMODATION

Suite F comprises a net internal floor area of approximately **2,223 sq ft** (207 sq m). The unit benefits from the following:-

- Carpeted floor
- Category 2 lighting
- One allocated car space
- Free 2 hour and all day parking

LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of **£14.50 per sq ft** per annum plus VAT.

BUSINESS RATES

Rateable Value (2010): £23,500

2016/17 Multiplier: 0.497

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

Suite F is responsible for 6.186% of the total service charge for the Kidlington Centre. The service charge budget for 2015/16 is £75,000 per annum plus VAT. (£4,639.50 per annum plus VAT)

VAT

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

LEGAL COSTS

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

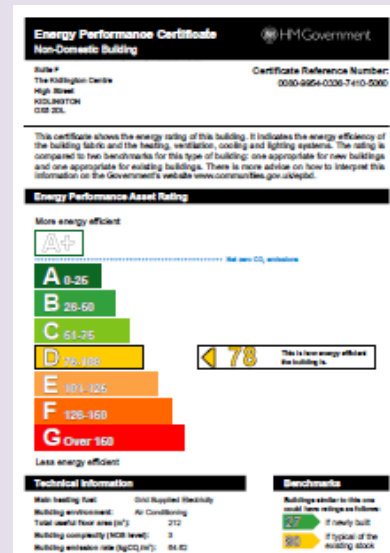
VIEWINGS

Strictly by appointment with the joint letting agents:

Duncan May/Richard Venables
VSL & Partners
22 Bankside
Kidlington
Oxford
OX5 1JE
T: 01865 848488
E: dmay@vslandp.com
rvenables@vslandp.com

Christian Vecchione
Benedicts
T: 01993 771877
E: christian@benedicts.co.uk

ENERGY PERFORMANCE CERTIFICATE



VSL & Partners Ltd, their clients and any joint agents give notice that:

- These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
 - All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
 - No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
 - Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. 08 2016
- SUBJECT TO CONTRACT