



Key features:

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

To Let

1,326 Sq ft (123 Sq m) Approximately

Modern self-contained office with excellent natural light

BENEFITS FROM D1 USE

01865 848488

www.vslanp.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. Kidlington benefits from a wide range of retail amenities including Tesco Metro, Coop supermarket, Superdrug, M & Co, banks, Costa Coffee and other eateries. Kidlington benefits from excellent public transport links : Oxford Parkway frequent trains to Oxford City Centre, Bicester and London Marylebone and buses throughout the day to Oxford and Woodstock.

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.

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 F2 comprises a net internal floor area of approximately **1,326 sq ft** (123 sq m). The unit benefits from the following:-

- Carpeted floor
- Category 2 lighting
- To be refurbished
- One allocated car space
- Free 2 hour parking
- All day parking - on a first come first served basis

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 2017: To be assessed after refurbishment.

2017/18 Multiplier: 0.466

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

SERVICE CHARGE

To be confirmed.

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.

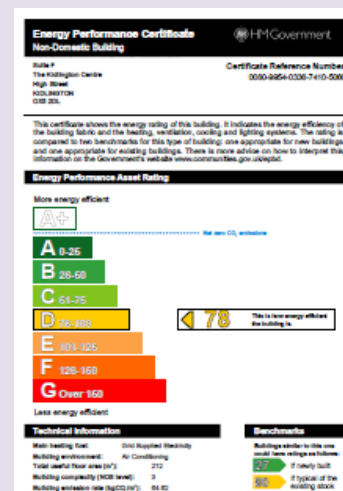
VIEWINGS

Strictly by appointment with the joint letting agents:

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ENERGY PERFORMANCE CERTIFICATE



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