



### Key features:

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

## To Let

1,481 Sq ft (137 Sq m) Approximately

Modern Self-Contained Office with Excellent Natural Light

01865 848488

[www.vslandp.com](http://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. 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 L comprises a net internal floor area of approximately **1,481 sq ft** (137 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: £15,750

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](http://www.voa.gov.uk)

## SERVICE CHARGE

There is a service charge payable which equates to 4.45% of the 2017/18 budget of £75,950.

## 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:

Duncan May/Richard Venables

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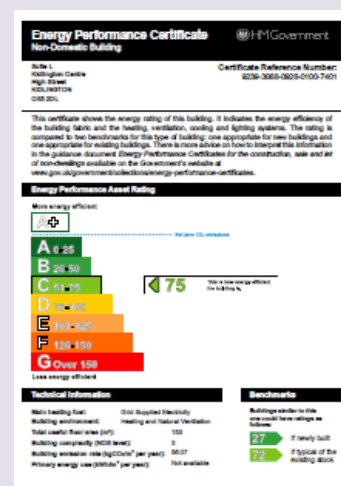
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## ENERGY PERFORMANCE CERTIFICATE



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