

BENEDICTS

CONSULTANT SURVEYORS

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Offices

Refurbished Self-Contained
Office Suites

With Car Parking

35 - 125 m²

(377 - 1,351 ft²)

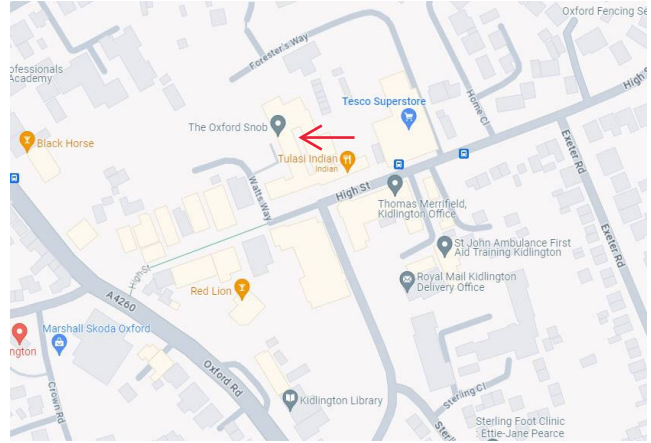
Net Internal Approximately

TO LET

The Kidlington
Centre
Kidlington
Oxford
OX5 2DL

Commercial Property Sales, Lettings and Acquisitions | Development Site Sales and Acquisitions
Valuations Lease Renewals and Rent Reviews | Commercial Property Management

www.benedicts.co.uk



Location

Strategically situated on the A4260, approximately 3 miles north of Oxford and now served by Oxford Parkway Mainline Station, Kidlington has become one of the principal residential areas serving Oxford and an established commercial location in its own right. The town offers excellent communications, on a local level to Oxford, Banbury, Bicester and the surrounding market towns. Kidlington has undergone a substantial expansion in its commercial sector in particular over the past decade. Within Kidlington itself, the subject premises occupy a central location at the heart of the central shopping area adjacent to the main car park.

Description

The available space comprises refurbished 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 offering private and public car parking. The subject suites are arranged internally so as to provide largely open plan accommodation together with kitchen and ancillary W.C. facilities.

Specification

- Carpet tiling
- LED Lighting
- Comfort cooling
- Kitchenette
- WC
- Suspended ceiling

Tenure

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
Rent

Size

Unit K	120.13m ²	(1,293ft ²)
Unit B	35.03m ²	(377ft ²)
Unit H	88.92m ²	(957ft ²)
Unit F2	112.05m ²	(1,206ft ²)
Unit O	125.50m ²	(1,351ft ²)

Rent

Unit K	£19,500pax
Unit B	£6,500pax
Unit H	£14,500pax
Unit F2	£18,000pax
Unit O	£20,500pax

Service Charge

A service charge will be payable respect of the management, maintenance and repair of the external, structural and common parts within the building of which the premises form part.

Rateable Values

Unit K	£14,000
Unit B	To Be Assessed
Unit H	£11,000
Unit F2	£15,000
Unit O	£14,000

Small Business Rates Relief may be available.

Legal Costs

Each party will bear their own legal costs arising from this transaction.

Energy Performance Certificates

Suite B	C-61
Suite O	C-53

The remaining units will be assessed prior to letting.

The Estate Agents Act 1979 and Property Misdescriptions Act 1991: Benedicts for themselves and for the Vendors of the property whose Agents they are give notice that:

- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
- 2) All descriptions, dimensions and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Benedicts has any authority to make or give any representation or warranty whatever in relation to this property.
- 4) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn.
- 5) All figures quoted are exclusive of VAT where payable.
- 6) All information regarding Rates has been verified with the Local Authority or Valuation Office and purchasers/tenants should satisfy themselves as to its accuracy.
- 7) Benedicts give no warranty as to the condition of the premises, services or facilities and prospective occupiers must satisfy themselves in this respect.
- 8) The small business rates multiplier is used.