



## The Kidlington Centre

High Street, Kidlington, OX5 2DL

### Refurbished Self-Contained Town Centre Office Suites With Car Parking

377 to 5,184 sq ft  
(35.02 to 481.61 sq m)

- Refurbished Offices
- Allocated Car Parking
- LED Lighting
- Comfort Cooling

# The Kidlington Centre, High Street, Kidlington, OX5 2DL

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 377 to 5,184 sq ft                 |
| <b>Rent</b>           | £6,500 - £79,000 per annum         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | Property graded as B-E             |

## 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.

## Accommodation

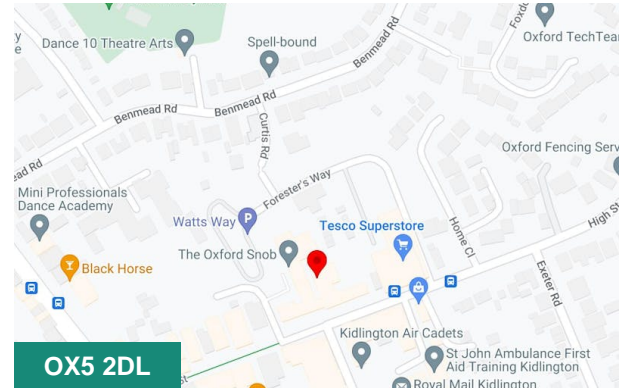
The accommodation comprises the following Net Internal Areas:

| Name         | sq ft        | sq m          | Rent           | EPC |
|--------------|--------------|---------------|----------------|-----|
| Unit - K     | 1,293        | 120.12        | £19,500 /annum | B   |
| Unit - F2    | 1,206        | 112.04        | £18,000 /annum | C   |
| Unit - O     | 1,351        | 125.51        | £20,500 /annum | C   |
| Unit - F1    | 933          | 86.68         | £13,000 /annum | D   |
| Unit - A     | 1,376        | 127.83        | £15,200 /annum | C   |
| Unit - G     | 1,336        | 124.12        | £14,700 /annum | D   |
| Unit - E     | 1,223        | 113.62        | £10,000 /annum | E   |
| <b>Total</b> | <b>8,718</b> | <b>809.92</b> |                |     |

## Terms

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

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

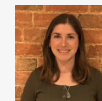


## Viewing & Further Information



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