

**TO LET**

**Carter Jonas**



**SUITE 15  
BUILDING B  
KIRTLINGTON BUSINESS CENTRE  
KIRTLINGTON  
OX5 3JA**

**High quality office suites within a rural setting**

**No business rates payable**  
(subject to eligibility)

- 552 sq ft (51.31 sq.m)
- High quality office space
- Ample on site parking with electric charger points
- Security gates on both approaches
- Gigaclear fibre broadband

## LOCATION

Kirtlington Business Centre is located in a beautiful part of Oxfordshire to the north of Oxford, within easy reach of major airports, rail and road networks.

The village of Kirtlington is just 10 minutes from the M40 (Junctions 9 and 10), 15 minutes from Oxford, 75 minutes from London, 60 minutes from Birmingham Airport and 60 minutes from Heathrow Airport.

## DESCRIPTION

The development is a refurbishment of former historic farm buildings. It provides modern and hi-tech office accommodation, while retaining many of the original features of the buildings. The development includes sustainable practices including rainwater harvesting and ground source heat pumps. Features include:

- High quality interior finishes
- Cat 5E data wiring
- Comprehensive landscaping scheme
- Outdoor seating areas
- Efficient on site management and maintenance support
- Well-behaved dogs are welcome
- Kitchenette
- Gigaclear Broadband

## ACCOMMODATION

Suite 15 comprises office accommodation of approximately 522 sq.ft / 51.31 sq.m net internal floor area.

## TERMS

The office suite is available on a new lease on terms to be agreed.

## RENT / SERVICE CHARGE

Rent on application.

A service charge is applicable to cover the maintenance of common areas and external repairs, details on application.

## BUSINESS RATES

Rateable Value – £13,250 (Recorded on VOA as Suite 13)

We recommend interested parties contact Cherwell District Council to confirm this figure.

## EPC

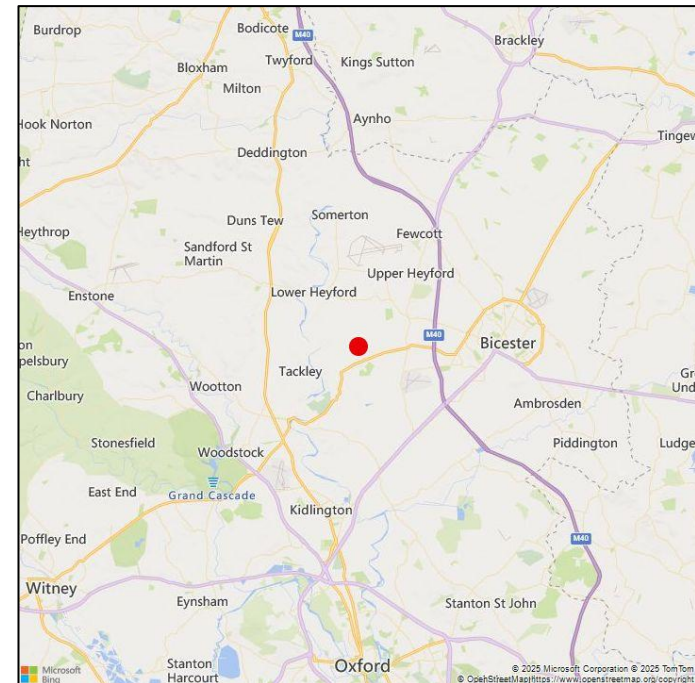
The property has an EPC rating of B - 44

A full report available upon request.

## VAT

We understand from the client that VAT is applicable to the rent.

Oct 25





### Viewing Details

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### IMPORTANT INFORMATION

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