

TO LET

Carter Jonas



**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) and 885 sq.ft (82.22 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

Approximately net internal floor areas as follows:

	Sq M	Sq Ft
Suite 10	82.22	885
Suite 15	51.31	522

TERMS

The office suites are 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

Suite 10 - £20,750
Suite 15 – £13,250 (Recorded on VOA as Suite 13)

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

EPC

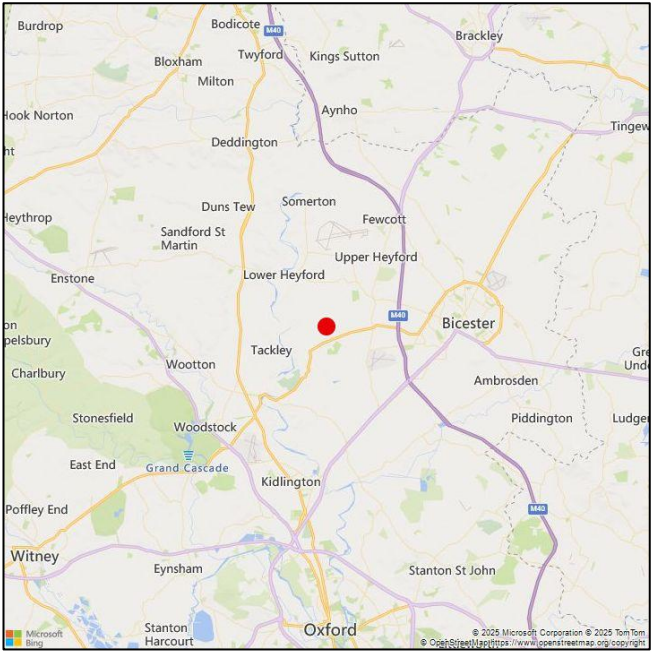
The property has an EPC rating of B - 44

A full report available upon request.

VAT

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

May 26





Viewing Details

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IMPORTANT INFORMATION

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