

# TO LET

# Carter Jonas



**THE BARN  
BUILDING C  
KIRTLINGTON BUSINESS CENTRE  
KIRTLINGTON  
OX5 3JA**

**Self contained quality office with  
private gated courtyard garden**

**No Business Rates Payable**  
(subject to eligibility)

- 632 sq ft (58.7 sq.m)
- High quality office space
- Ample on site parking with electric charger points
- Gigaclear fibre broadband
- Intruder Alarm



## 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
- Individual controllable heating system
- Comprehensive landscaping scheme
- Outdoor seating areas
- Efficient on site management and maintenance support
- Well-behaved dogs are welcome

## ACCOMMODATION

Suite 14 comprises office accommodation of approximately 632 sq.ft / 58.7 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 - £9,600

100% Business Rates Relief available subject to eligibility.

We recommend interested parties contact Cherwell District Council for further information.

## EPC

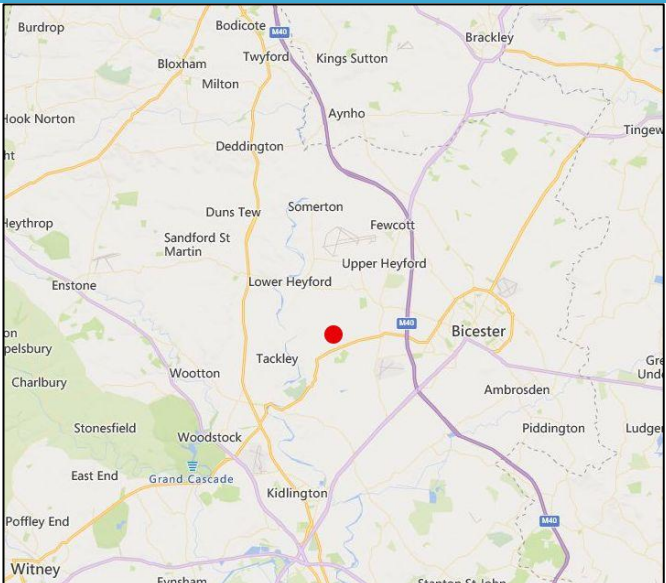
The property has an EPC rating of B - 44

A full report available upon request.

## VAT

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

Oct 25





## Viewing Details

Adrian Chan

[adrian.chan@carterjonas.co.uk](mailto:adrian.chan@carterjonas.co.uk)

Tel: 07920 830554

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

# Carter Jonas