

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

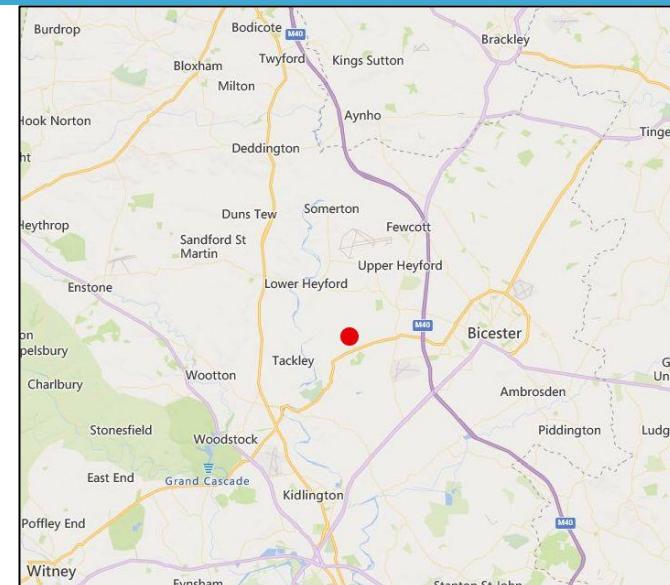
The property has an EPC rating of B - 44

A full report available upon request.

VAT

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

Oct 25





Viewing Details

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IMPORTANT INFORMATION

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