

**TO LET**

**Carter Jonas**



**FIRST FLOOR**  
**D10 GLYME COURT**  
**OXFORD OFFICE VILLAGE**  
**KIDLINGTON**  
**OX5 1LQ**

**High quality office accommodation**

- 1,062 sq.ft / 98.64 sq.m
- Modern open plan office accommodation
- On site parking
- Comfort cooling and heating
- Raised Floors

## LOCATION

Kidlington is a village located 5 miles north of Oxford which can be accessed via the A44 leading north towards Chipping Norton. Southbound provides access to the A40 towards Witney and Northern Bypass Road. J9 of the M40 is approximately 6 miles away and is accessed via the A34.

D10 Glyme Court is situated within Oxford Office Village off Langford Lane which runs perpendicular on the northern end of Langford Locks, Langford Lane and runs east-west between the A44 Oxford-Evesham Road and the A4260 Oxford-Banbury Road, on the north-western outskirts of Kidlington.

Oxford Parkway rail station is located 3 miles from the Oxford Office Village and provides direct links to London Marylebone and Oxford city which provides further routes to Birmingham and London Paddington.

## DESCRIPTION

The property forms part of a semi detached, two storey self-contained office building constructed around 2008 and comprising a steel frame structure with a mixture of brick, metal cladding and glazed elevations.

The building provides modern open plan office accommodation on the first floor with the following specifications:

- Suspended ceiling
- New LED lighting
- Raised floors
- New carpeting throughout
- Comfort cooling and heating
- Double Glazing
- Passenger Lift
- DDA Compliant WC

## ACCOMMODATION

The accommodation available on the first floor comprises approximately 1,062 sq.ft / 98.64 sq.m net internal floor area.

## TERMS

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

## RENT

Rent on Application.

## VAT

VAT is applicable to the rent.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## BUSINESS RATES

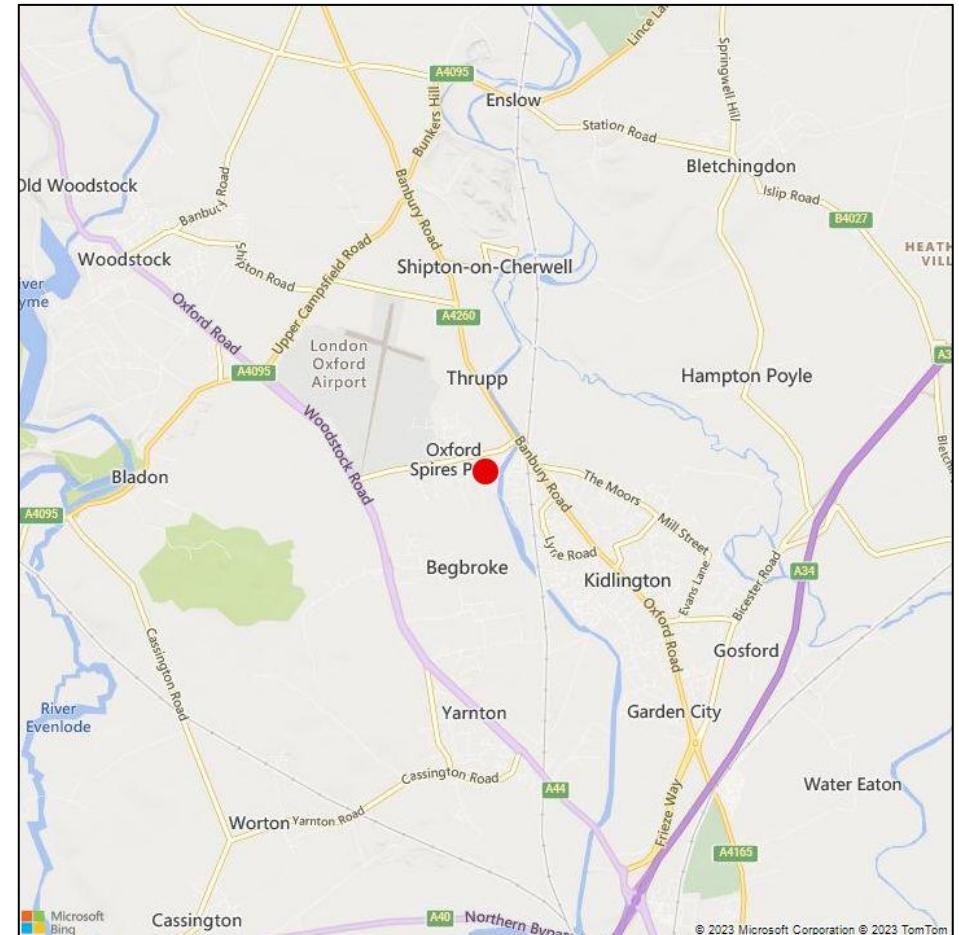
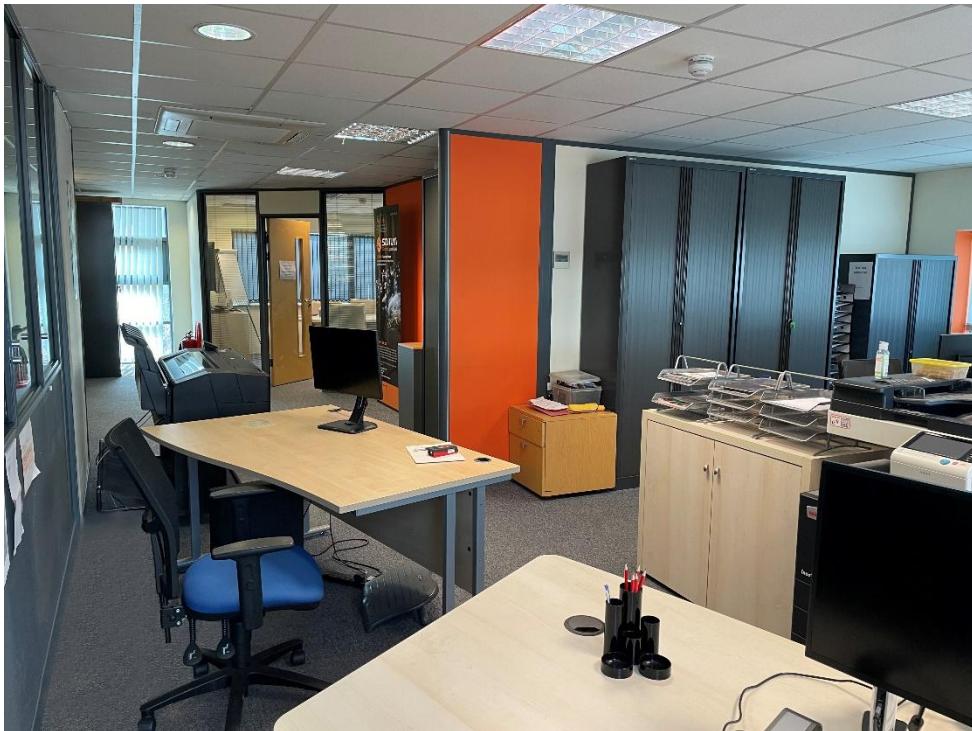
Rateable Value for the whole building - £34,250 (1<sup>st</sup> April 2023 – present) split for the first floor to be confirmed.

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

## EPC

EPC rating – C-52. Further details on request.

Oct 25



## Viewing - Office Details

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### IMPORTANT INFORMATION

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