

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

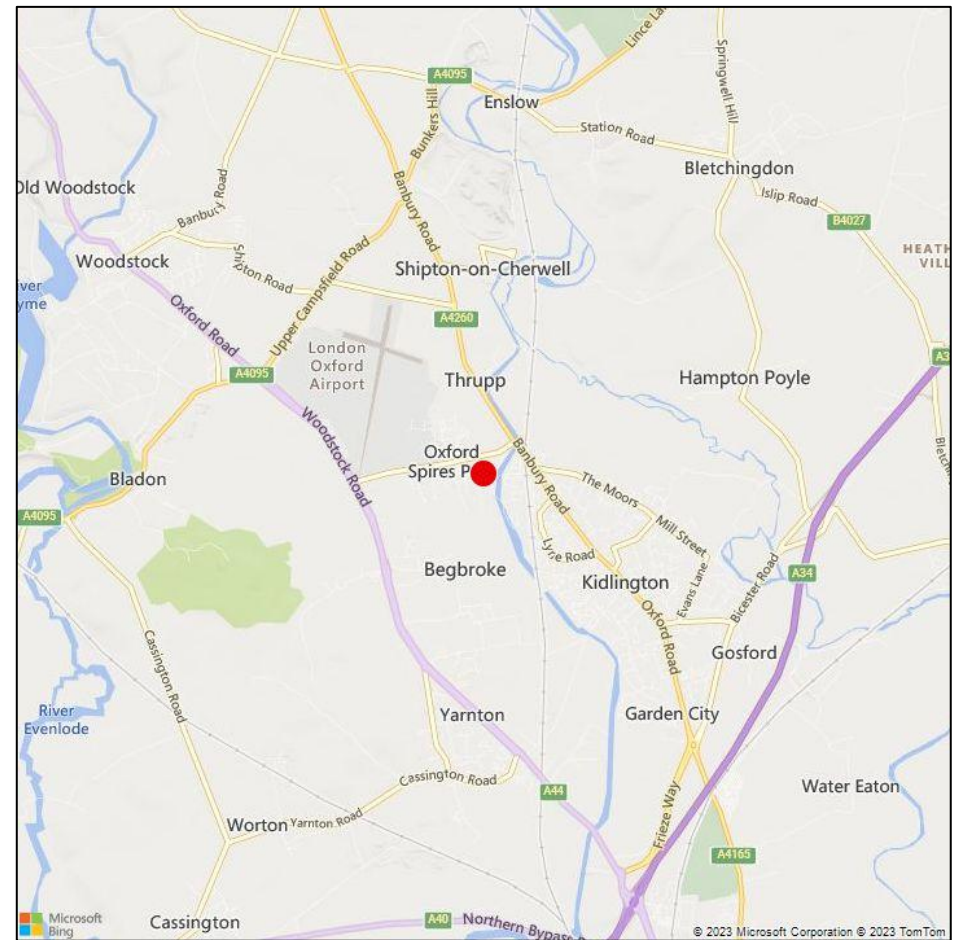
Rateable Value for the whole building - £34,250 (1st April 2023 – present) split for the first floor to be confirmed.

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

Adrian Chan

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