

TO LET

Carter Jonas



**LATIMER HOUSE
LANGFORD BUSINESS PARK
KIDLINGTON
OX5 1GG**

**High quality office accommodation offering
significant rental and fit out savings**

- 4,359 UP to 8,859 sq ft (405 to 823 sq.m)
- New heating and cooling system
- 36 car spaces (combined)
- Refurbished accommodation with option to retain high quality fittings and partitioning

LOCATION

The property is situated in Langford Lane, at the heart of Kidlington’s commercial area. Kidlington is located just to the north of Oxford with good access to the M40 motorway (6.5 miles) and M4 (30 miles) via the A34.

This is an established location with a variety of local amenities within close proximity.

The Oxford Parkway mainline railway station connecting Oxford to London Marylebone is approximately 2.5 miles from the property and Oxford airport is a short walk, together with local bus services.

DESCRIPTION

Latimer House is a striking detached three storey office building, set within a stand alone office scheme of two buildings. Accessed via their own entrance and lobby, the available accommodation forms two self-contained suites at first and second floor, available either as separate suites or a combination. There is additional storage at third floor level.

Both suites offer their own w/c and kitchen facilities and have been fitted out with a variety of high qulaity meeting room, amenity and backroom accommodation.

The property benefits from a range of features inclduing the following:

- o Existing occupier fit outs presenting CAPEX savings
- o Passenger Lift
- o New Air conditioning and heating system
- o Raised floors with data cabling
- o Suspended ceilings
- o 36 car spaces (total)
- o Cycle storage

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M	Parking Spaces
First Floor	4,359	405	18
Second Floor	4,500	418	18
Total	8,859	823	36
Third Floor Storage	1,131	107	

TERMS

The office suites are available on new effective full repairing and insuring terms at an extremely comeptitve rental based on £24.00 psf.

There will be a service charge to cover maintenance of external communal areas and the building. Details are available on request.

Each suite is separately metered for electical use.

VAT

VAT is applicable to the rent.

LEGAL COSTS

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

BUSINESS RATES

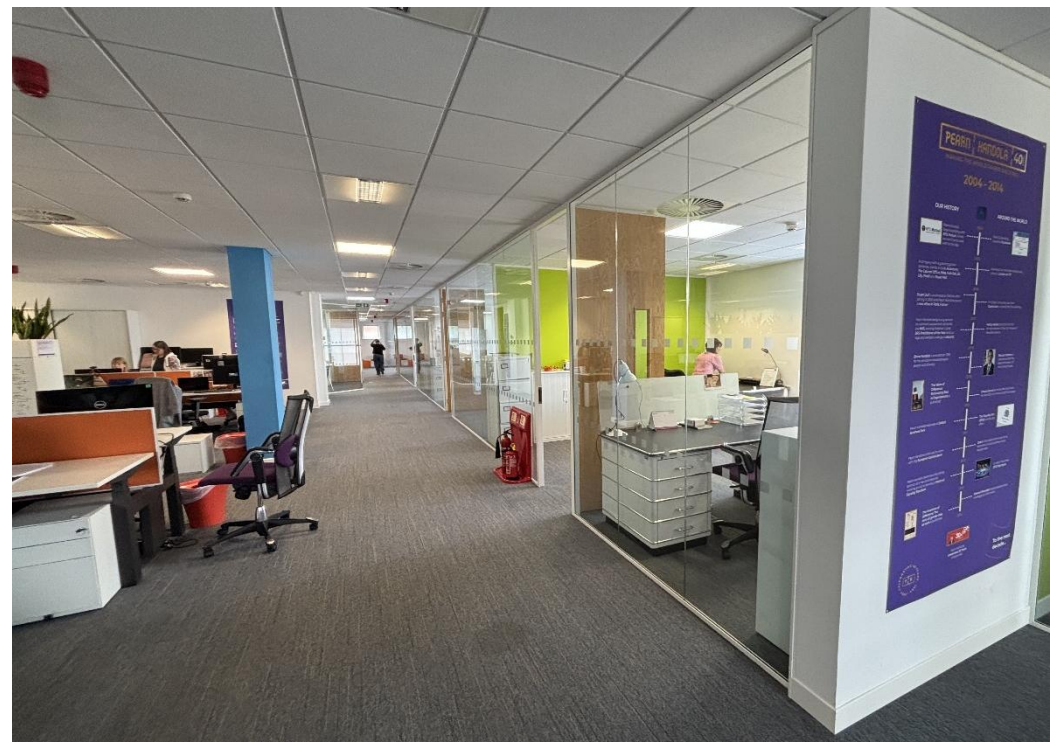
The suites have the following current assessments, noting that interested parties should contact Cherwell District Council to confirm the business rates liability for the property.

First Floor: £97,000
Second Floor: £101,000

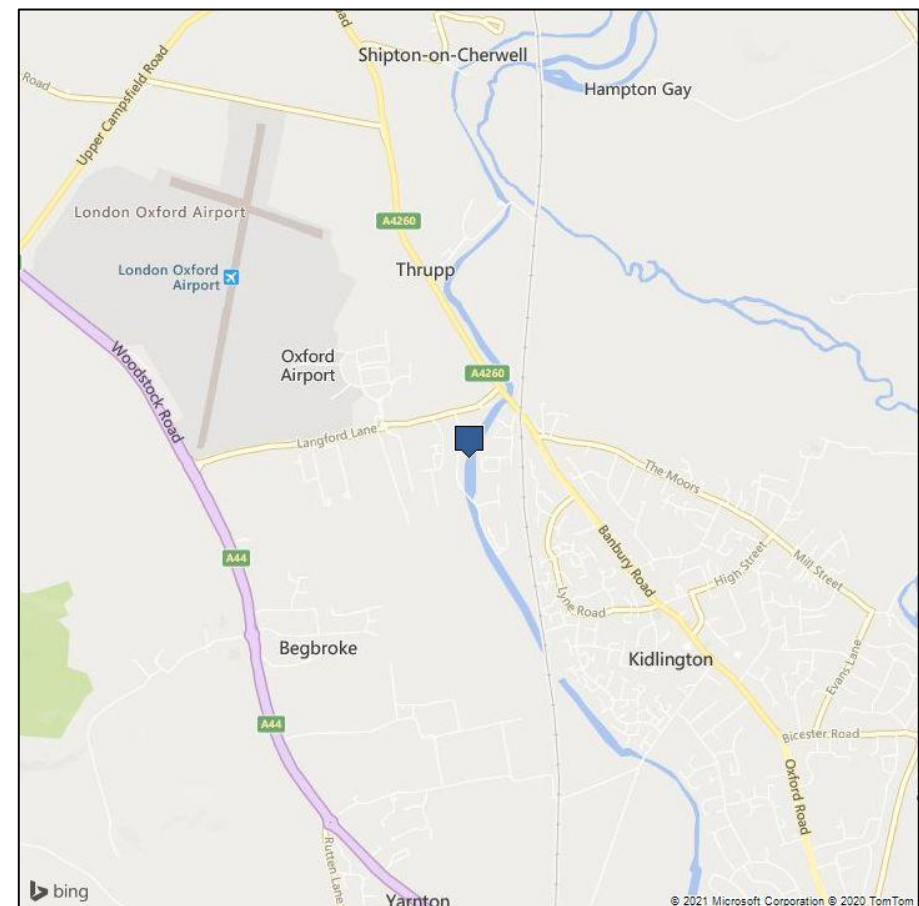
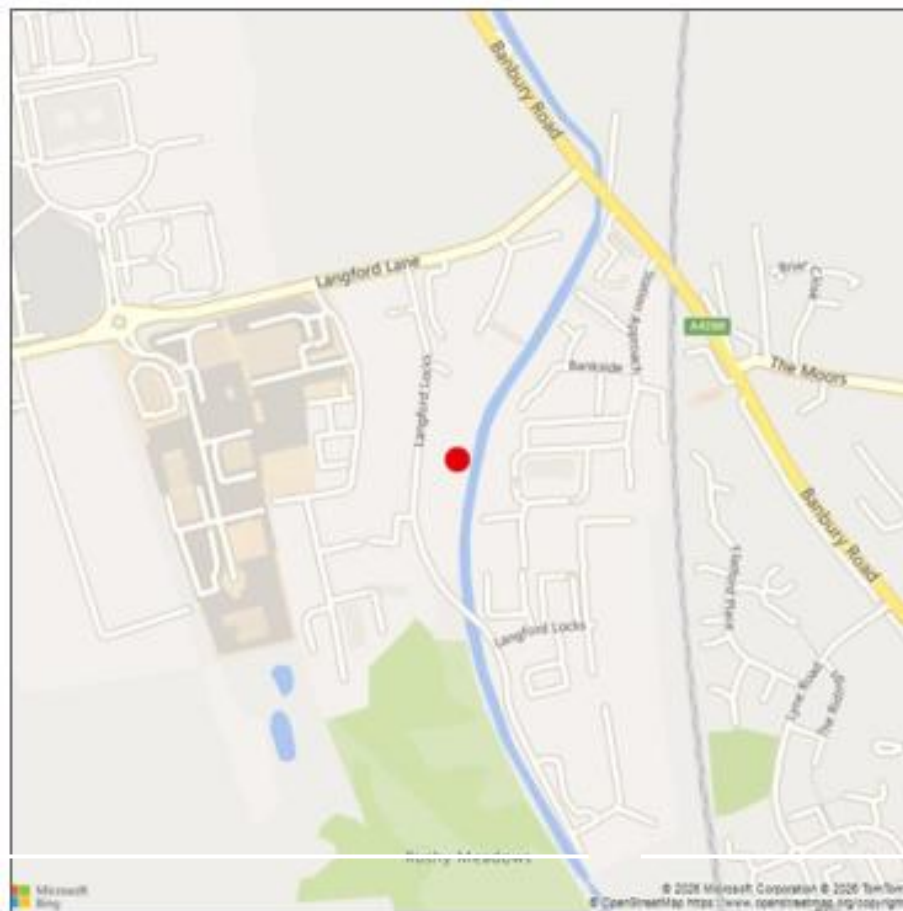
EPC

The property has a C rating, full report available upon request.

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Photos show example of current fit outs, furniture excluded



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.

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