



Office 6, Building B

Kirtlington Business Centre, Kidlington, OX5 3JA

High Quality Office Available of Flexible Lease Terms

864 sq ft
(80.27 sq m)

- 864 sq ft Office
- Available Fully Fitted
- High Quality Fit Out with New Air Conditioning
- Ample on site parking in desirable location
- Gigaclear fibre broadband

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Summary

Available Size	864 sq ft
Passing Rent	£22,500 per annum
Rates Payable	£10.38 per sq ft
Rateable Value	£20,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2.99 per sq ft
EPC Rating	B (44)

Location

Kirtlington Business Centre occupies an attractive setting within the Kirtlington Estate, set amid the pleasant north Oxfordshire countryside and offering a welcome alternative to the congestion of the city.

The location is well connected to the region's major transport links. Junction 9 or 10 of the M40 is just 10 minutes away, with Oxford city centre 15 minutes distant. London is reachable in 75 minutes, with both Heathrow and Birmingham Airport within an hour's drive. Tackley railway station, approximately 5 minutes away, provides direct services into Oxford and London Paddington.

Generous on-site parking is available, and the business centre benefits from superfast broadband connectivity.

Description

The office forms part of a sympathetically converted historic farm, where original character has been retained and enhanced to deliver a high-specification working environment. The space is arranged in an open-plan layout, complemented by a four-person meeting room and a larger ten-person boardroom, offering flexible provision for both day-to-day collaboration and formal client meetings.

Available fully fitted and ready for immediate occupation, the suite benefits from recently installed air conditioning, underfloor heating and rainwater harvesting, reflecting a considered approach to occupier comfort and sustainability. On-site management and maintenance provides further reassurance for incoming tenants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	864	80.27	Available
Total	864	80.27	

Viewings

All viewings by appointment with the sole agents.

Terms

The office is available via a Subletting, Assignment of new lease direct with the landlord, subject to contract.



Viewing & Further Information



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