

# To Let

Flexible office units in a  
**rural setting**

Court Farm Barns | Kidlington |  
Oxfordshire | OX5 3AL

[///bearings.summit.belonging](http://bearings.summit.belonging)

795 - 3,199 sq. ft. recently refurbished self-contained office units situated in the Oxfordshire village of Tackley, located 9 miles from Oxford city centre. Tackley has a mainline railway station with trains to Paddington and Marylebone.

**adalta real**

[adaltareal.com](http://adaltareal.com)  
01295 670 123



**Court Farm Barns are recently refurbished, self-contained office units that offer flexible space located in a stunning rural environment.**

Located in the village of Tackley, Court Farm Barns benefits from good access to public transport links including a mainline railway station with trains to Paddington and Marylebone. It is also located just off the A4260 Oxford to Banbury Road, 4 miles from Kidlington and 9 miles from Oxford city centre. It has a regular bus service to Oxford and is 7 miles from Oxford Parkway. Local amenities include a village shop, post office and public house.

More particularly the property features:

- Attractive courtyard development
- Units 2A, 2B have a highly efficient EPC rating of B
- Recently refurbished office accommodation
- Kitchen and WC's
- Ample parking available

**// Accommodation**

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Unit 2A - Ground Floor	893	82.96
Unit 2B - First Floor (UO)	764	70.97
Unit 4 - First Floor	1,511	140.37
Unit 7 - Ground Floor	795	73.86
<b>Total Available Area</b>	<b>3,199</b>	<b>297.19</b>

**// Services**

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

**// Leasehold**

Units 2A, 2B, & 7 are available by way of flexible leases on terms to be agreed. Unit 4 is available by way of lease assignment.

**// Rent**

£17.50 per sq ft  
Unit 2A - £15,627  
Unit 4 - £24,000 (Lease Assignment)  
Unit 7 - 13,912

**// Service Charge**

There is a service charge of £1.00 per sq ft. Further details are available on request.

**// Insurance**

The Landlord insures the building and recovers the premium from the Tenant.

**// Business Rates**

The Rateable Value for each unit:  
Unit 2A - £23,000  
Unit 4 - £31,500  
Unit 7 - £17,750  
(transitional relief may be available)  
The current rates multiplier is 43.2p to the £.

**// EPC**

Unit 2A has an Energy Performance Asset Rating of B (49).  
Unit 4 has an Energy Performance Asset Rating of C (67).  
Unit 7 has an Energy Performance Asset Rating of E (101).  
Copies of the EPC certificate are available from the Agent

**// VAT**

All terms quoted are exclusive of VAT which is payable.

**// Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

**// Subject to Contract**



**// Viewing**

Strictly by prior arrangement through the agent:

Martin Patchett  
07974 355 057 | martin.patchett@adaltareal.com

Tom Godwin  
01295 670 123 | tom.godwin@adaltareal.com



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// Unit 2A





// Unit 4



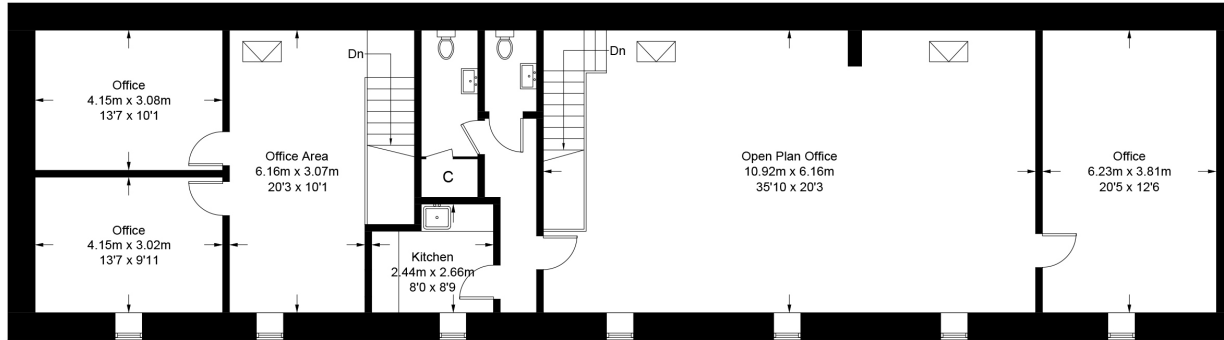
// Unit 4





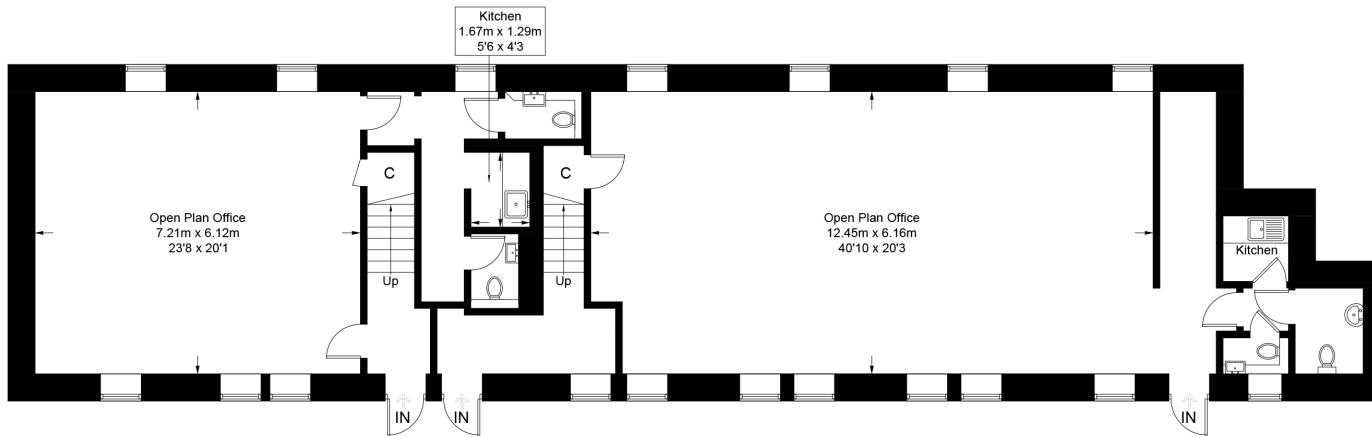


## 2a, 2b & 3 Court Farm Barns, Medcroft Road, Tackley, OX5 3BD



**Unit 3 - First Floor**  
50.3 sq m / 541 sq ft

**Unit 2b - First Floor**  
112 sq m / 1205 sq ft



**Unit 3 - Ground Floor**  
66.2 sq m / 712 sq ft

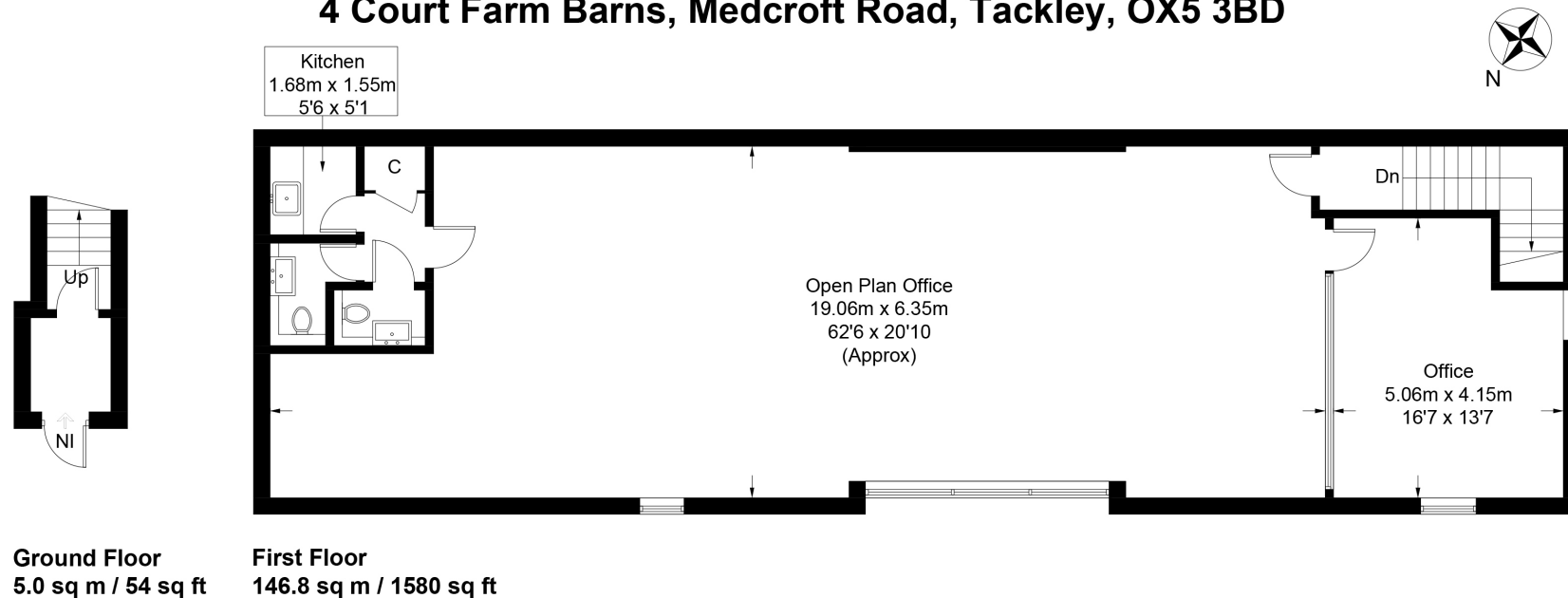
**Unit 2b - Ground Floor**  
8.0 sq m / 86 sq ft

**Unit 2a - Ground Floor**  
95.8 sq m / 1031 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



## 4 Court Farm Barns, Medcroft Road, Tackley, OX5 3BD



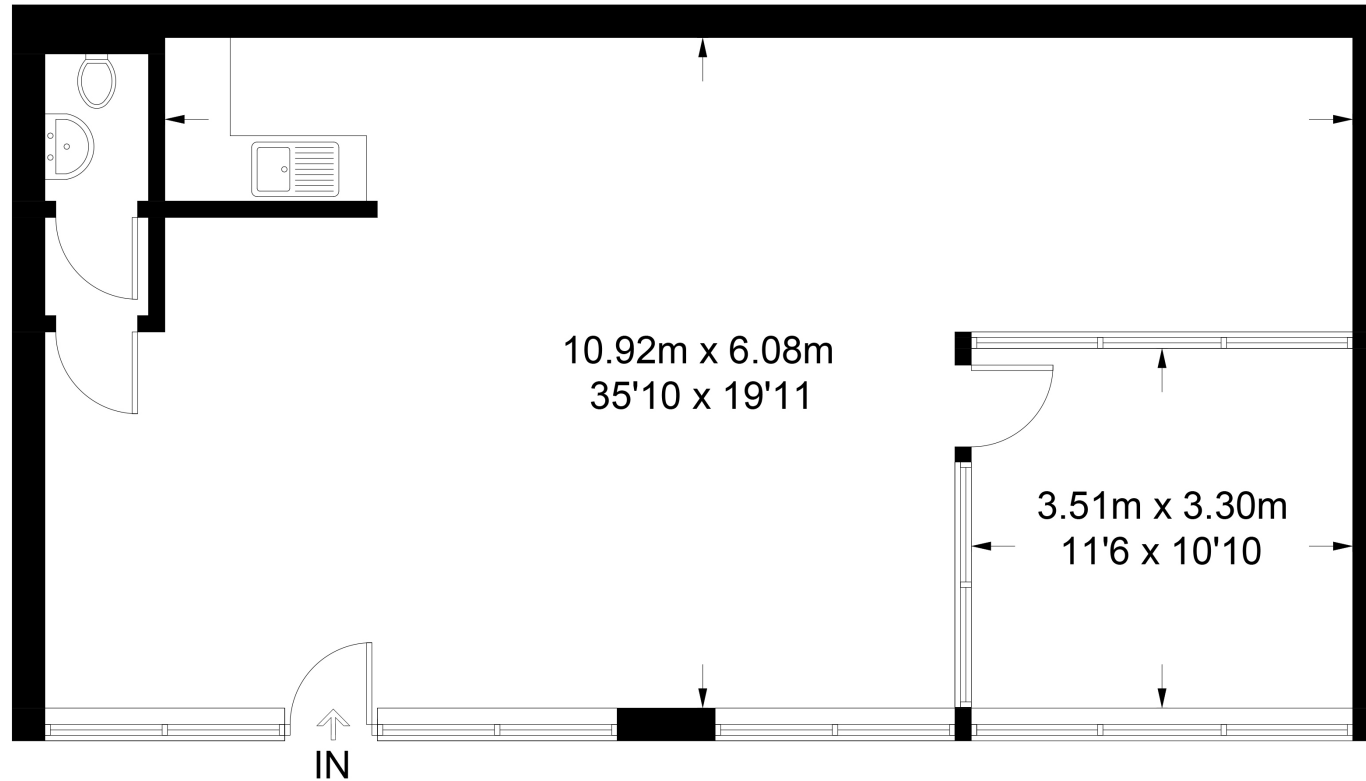
Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1084833)

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7 Court Farm Barns, Medcroft Road, Tackley OX5 3BD



Approximate Gross Internal Area = 73.9 sq m / 795 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1138597)

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