



REFURBISHED OFFICE SUITES – TO LET

7 High Street, Kidlington OX5 2DH

LOCATION

The property is located in the centre of Kidlington fronting the pedestrianised High Street. Kidlington is a popular commercial location north west of Oxford City and is home to the HQ of Oxfordshire Fire and Rescue and Thames Valley Police as well as the UK Head Office of publisher Reed Elsevier.

Kidlington is very well served for transport connections with the A34 close by connecting the M4 with the M40 and Oxford Parkway Station offers a regular rail service to London Marylebone. Oxford London Airport is also within close proximity.



DESCRIPTION / ACCOMMODATION

The property comprise two refurbished office suites accessed via a dedicated office entrance.

First Floor Rear - Cellular Offices - Central Heating
Second Floor Rear - Open Plan Suite - Air-Conditioning

First Floor Rear – 850 sq. ft

Second Floor Rear – 748 sq. ft

LEASE / RENTS

The suites are available on new lease(s) for a term by arrangement on an effectively full repairing and insuring basis at the following rents –

First Floor Suite - £14,500 per annum exclusive
Second Floor Suite - £12,500 per annum exclusive

IN BRIEF

- Parking on site
- Refurbished space
- Situated in the heart of Kidlington

RENT

From £12,500 per annum

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

BUSINESS RATES

First Floor Rear – R.V. - £11,250
Second Floor Rear – R.V. - £6,200

Interested parties should confirm these figures with the Local Rating Authority together with any reliefs that may be available.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.

EPC

An EPC has been commissioned and further details on request.



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