

To Let

First floor office unit near Oxford

Unit 2B | Court Farm Barns | Kidlington | Oxfordshire | OX5 3AL

[///creatures.able.dices](http://creatures.able.dices)

Recently refurbished first floor self-contained office accommodation 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.

Unit 2B is a recently refurbished self-contained office unit that offers exposed timber beams, open plan office space and private meeting room. The office suite has its own private ground floor entrance fronting onto the courtyard.

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
- Highly efficient EPC rating of B
- Recently refurbished office accommodation
- Private meeting room/office
- Open plan office
- Kitchen and WC's
- Five parking spaces

// Accommodation

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

Unit 2B	SQ FT	SQ M
First Floor	764.23	71
Total Area	764.23	71

// Services

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

// Leasehold

The offices are available by way of flexible leases on terms to be agreed.

// Rent

£20.00 per sq ft

// 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

TBA

// EPC

Unit 2B has an Energy Performance Asset Rating of B (35). 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:

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// Floor plan



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