

# To Let

Refurbished barns with  
**flexible space**

Unit 4 | Court Farm Barns | Kidlington  
| Oxfordshire | OX5 3AL

///rooftop.late.professes

Recently refurbished 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.



**Court Farm Barns are recently refurbished units that offer flexible space. Unit 4 comprises a large open plan office with separate meeting room.**

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
- Recently refurbished first floor office accommodation
- Kitchen and WC's
- Parking spaces TBC
- Ground floor entrance with security intercom

#### // Accommodation

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

Unit 4	SQ FT	SQ M
Office 1	208	19.38
Office 2	1,303	121.09
<b>Total Area</b>	<b>1,511</b>	<b>104.47</b>

#### // 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

The Rateable Value is £21,750 sub to transitional reliefs

#### // EPC

Unit 4 (first floor) has an Energy Performance Asset Rating of C (64). 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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## 4 Court Farm Barns, Medcroft Road, Tackley, OX5 3BD



**Ground Floor**  
5.0 sq m / 54 sq ft

**First Floor**  
146.8 sq m / 1580 sq ft

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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