

TO LET - OFFICE

# STERLING HOUSE

19-21 High Street, Kidlington, OX5 2DH



## Key Highlights

- 948.68 to 3,170.68 sq ft
- Lift Access
- Car parking at the Rear
- Close to amenities
- Newly Refurbished
- Prime Location
- Competitive Rent
- Open Plan & Meeting rooms

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## Location

The High Street is a desirable location and is ideally situated close to retail, leisure facilities and restaurants, including Costa Coffee, Tesco, The Kidlington Centre, The Post Office, Lloyds Bank and the Oxford School of Martial Arts.

Sterling House is situated approximately 2 miles from Oxford Parkway Train Station and is well linked to bus routes and major roads such as the A34 and A44.

## Description

Sterling House comprises newly refurbished office accommodation set over two floors and is situated above Iceland's ground floor retail unit.

The offices are accessed from the dedicated entrance on the High Street and a passenger lift is available. The space has been designed with flexibility in mind, allowing occupiers to choose one, two or all three suites, to meet their size requirements. One suite is available on the first floor, with the other suite already let to NC Designs. There are 2 suites available on the second floor which could be easily combined.

Refurbishment Includes: new carpeting throughout, new LED lighting, new electrics, redecoration throughout, refurbished WC's and new kitchenettes.

The offices provide a mix of open plan space with meeting rooms and there are 6 parking spaces to the rear of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - North Wing	1,180	109.63	Available
2nd - South Wing	1,042	96.80	Available
2nd - North Wing	948.68	88.14	Available
<b>Total</b>	<b>3,170.68</b>	<b>294.57</b>	

## EPC

The EPC will be published once completed.

## Terms

Available on a new lease(s) for a term of years to be agreed.  
Rent on Application. We are informed that VAT is not payable on the rent.

## Viewings

Please contact the sole agents to arrange a viewing by appointment.

## Contact

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