

To Let  
First Floor Offices

**CBRE**

# Network House, Langford Locks, Kidlington OX5 1GA

5,300 Sq Ft (499 Sq M) Approx.





## Location

Network House is located to the north of Oxford in Langford Locks, Kidlington. The area benefits from strong transport infrastructure, with Oxford Parkway train station a 10-minute drive from the property, connecting London Marylebone Station in c. 1 hour. Local bus routes connect Kidlington to the Oxford city centre, Witney and surrounding villages. Kidlington is now recognised as a first-class commercial location, benefiting from a range of local amenities, including cafes, restaurants and the Premier Inn Hotel. The property is also within walking distance of the London Oxford Airport, offering business and commercial aviation services.

## Description

Network House is a detached two storey office building constructed around a steel frame and incorporating a combination of brick and feature glazing to external elevations. Internally the property presents well and comprises the following specification:-

### Specification

- Suspended ceilings
- LED lighting
- Approx. 20 car parking spaces
- Raised flooring
- Male, female and disabled WCs
- Airconditioning

## Accommodation

The property benefits from the following approximate net internal floor space:-

Accommodation	Sq m	Sq ft
First floor offices	499	5,300

## Outgoings

Rent Per Annum	Rates	Service Charge	EPC
Upon application.	RV: £72,500	A service charge will be payable in respect of management, maintenance and repair of the common parts.	B-30

## Legal Costs

Each party to be responsible for their own legal costs in respect of this transaction

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