

To Let
First Floor Offices

CBRE

Network House Langford Locks Kidlington OX5 1GA

5,300 Sq Ft (499 Sq M) Approx



Location

Kidlington has now cemented itself as an established commercial location with the development at Langford Locks, Oxonian Park, Langford Business Park and the Oxford Technology Park. Transport infrastructure has improved significantly over the years with the opening of the Oxford Parkway mainline station. The expansion of the Oxford Airport and improvement in local bus routes to Oxford. As a result, Kidlington is now recognised as a first class commercial location.

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. Internal the premises are undergoing full refurbishment and will be finished to a high standard and comprising the following:-

Air conditioning	8 person passenger lift
<ul style="list-style-type: none">Suspended ceilings	<ul style="list-style-type: none">Raised flooring
<ul style="list-style-type: none">LED lighting	<ul style="list-style-type: none">Male, female and disabled WCs
<ul style="list-style-type: none">23 car parking spaces	

Accommodation

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

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

Outgoings

Rent Per Annum	Rates	Service Charge	EPC
£105,000	2023: RV: £66,500	A service charge will be payable in respect of management, maintenance and repair of the common parts. The service charge for 2022-2023 was £16,527 pa (£3.12 per sq ft).	B-30

Legal Costs

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

Will Davis

E: will.davis@cbre.com

T: 07552 600435

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.