



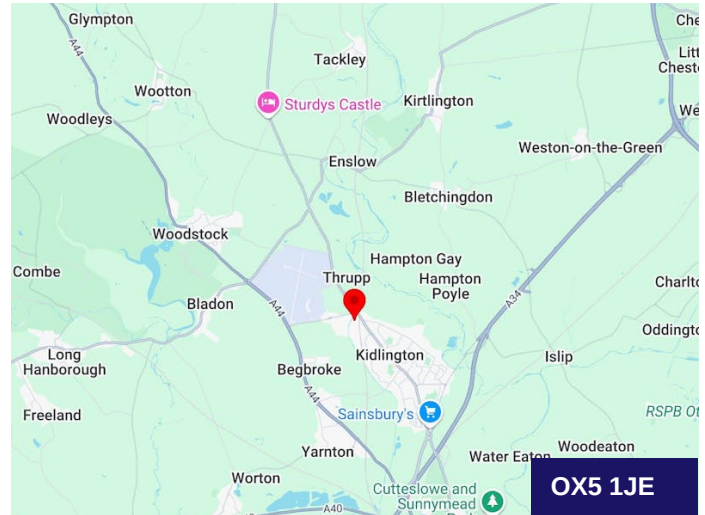
TO LET

937 SQ FT
(87.05 SQ M)

£20 PER SQ FT

**Modern Comfort Cooled
First Floor Offices with 4
parking spaces**

- Main Office plus 3 Individual Offices
- 4 Parking Spaces
- Comfort Cooling
- Cat 5 Cabling & LED Lighting
- Kitchenette & 2 WC's
- Canalside Views



Summary

Available Size	937 sq ft
Rent	£20 per sq ft
Business Rates	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises a comfort cooled, modern first floor office suite situated within a two storey building in an attractive canalside setting and benefitting from 4 parking spaces. The layout comprises a main office and 3 individual offices.

Location

The property is situated on Station Field Estate which lies north of Kidlington town centre and adjacent to the A4260. Oxford City Centre is approximately six miles to the south and there is good access to the M40 (Junction 9), via the A34, which lies approximately 6 miles to the north west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	937	87.05	Available
Total	937	87.05	

Viewing

Strictly by appointment with Conways Commercial

Legal Costs

Each party to bear their own legal costs.



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