

# 2nd Floor Suite, Marlborough House

71 High Street, Kidlington, OX5 2DN



## TO LET

2,194 SQ FT  
(203.83 SQ M)

**£12 PER SQ FT**

Second floor Office Suite  
close to local amenities  
and public car parking.

- Passenger lift
- Fully carpeted
- Air conditioning & gas central heating
- Dado power & data
- Kitchen
- Disabled WC
- Male & female toilets

[chastonconway.co.uk](http://chastonconway.co.uk)  
**01865 404010**



## Summary

Available Size	2,194 sq ft
Rent	£12 per sq ft
Rateable Value	£22,000 from 1st April 2026
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Modern building with Tesco store on the ground floor and offices on the upper floors which are accessed via a separate entrance fronting onto the High Street.

The space comprises a rear second floor office suite which benefits from the following amenities:

- Passenger lift
- Fully carpeted
- Air conditioning & gas-fired central heating
- Dado power and data
- Disabled WC
- Kitchen
- Male and Female toilets within the common area.

## Location

The property fronts onto Kidlington High Street and is close to local amenities and free public car parking. Tesco occupy the ground floor and other nearby retailers include Costa Coffee, Co-op and Specsavers.

Oxford Parkway station is within 1.5 miles and Oxford City Centre lies approximately 5 miles to the south. The Oxford ring road / A34 lie within 3 miles providing excellent access to the national road network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Suite	2,194	203.83	Available
<b>Total</b>	<b>2,194</b>	<b>203.83</b>	

## Viewings

Strictly by appointment with Chaston Conway.

## Terms

To let on a new full repairing and insuring lease for a term to be agreed.

## Legal Costs

Each party to bear their own costs.

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