

FIRST FLOOR OFFICE SUITE TO LET

Approx 965 Sq Ft (89.65 Sq M)



**24 Bankside
Kidlington
OX5 1JE**

Your attention is drawn to the important notice at the end of the text.

LOCATION

The property is situated on the northern edge of Kidlington with access provided directly off the A4260 Banbury road, which links up with the A34 and M40. Kidlington is ideally located approximately 3 miles north of the Oxford ring road and has excellent rail links to London Marylebone from the new Oxford Parkway station. Bankside is the second turning on the right when entering the estate and the property is found on the third road on the right.

DESCRIPTION

The offices are situated on the first floor of 24 Bankside and comprise three partitioned offices and open plan area. It has recently been fitted with a new kitchen area and there are two WCs and 4 car parking spaces. It is part air-conditioned, has double glazed windows and views over the canal to the rear.

AMENITIES

- 4 car parking spaces
- Part air-conditioned
- New LED lighting
- Re-fitted kitchen
- WC facilities
- Views over the canal

LEASE TERM

A lease assignment is available on the following terms:

- Lease expiry 26th April 2022
- Internal repairing and insuring lease
- Contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended

A new lease may be available.

RENT

Passing rent £13,510 per annum, rising to £14,475 per annum on 27th April 2021.

VAT

We have been informed that VAT will be payable

RATES

The 2017 Rateable Value is £11,250 per annum and the current multiplier is £0.48. The current tenant benefits from 100% small business relief. We advise enquiring with the council regarding eligibility for this relief.

SERVICE CHARGE

Not applicable.

Electricity is separately metered and payable by tenant.

EPC

EPC Rating = D

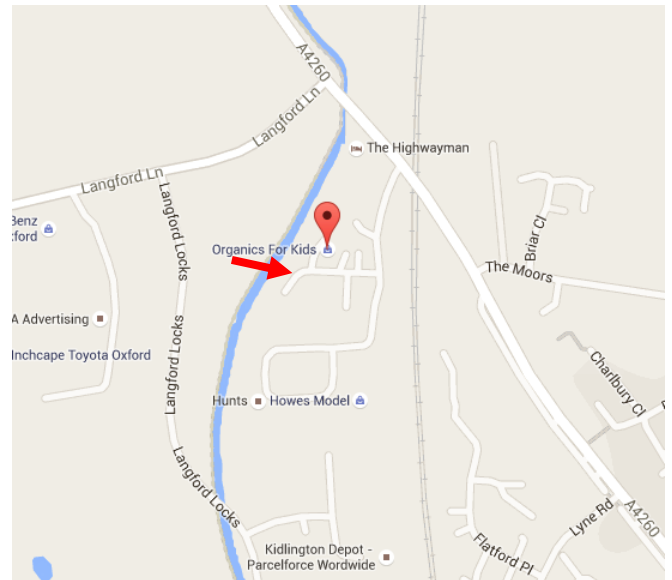
LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWINGS

By prior appointment with the sole letting agents:-

SUBJECT TO CONTRACT



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