



## Unit 5, Glenmore Business Centre

Kidlington, OX5 1GL

### Modern Business Unit With Allocated Parking Situated In An Established Commercial Location

**1,037 sq ft**  
(96.34 sq m)

- Modern specifications
- Flexible accommodation
- Allocated parking
- Strategic location
- 3.90m roller shutter access door

# Unit 5, Glenmore Business Centre, Kidlington, OX5 1GL

## Summary

<b>Available Size</b>	1,037 sq ft
<b>Price</b>	£250,000
<b>Business Rates</b>	Rateable value: £12,250
<b>VAT</b>	Applicable
<b>Estate Charge</b>	An Estate Service Charge is payable, please enquire.
<b>EPC Rating</b>	C (60)

## Location

Strategically situated to the north of Oxford Ring Road, Kidlington has been the subject of substantial investment in recent years with the development of office, R&D, industrial and retail schemes at Oxford Technology Park, Oxford Motor Park, Oxonian Park, Chancerygate Business Centre and Langford Locks Business Park. As a result, Kidlington has become a dynamic commercial location, offering excellent communications on a local and national level.

Swift access is provided onto the A34 and thence to the M40 (Junction 9), the M4 (Junction 13) and the South Coast, whilst Oxford Parkway Mainline Station and Oxford Airport are located a short distance away.

Glenmore Business Centre is located on the Langford Locks commercial estate, accessed from Langford Lane.

## Description

The property comprises a modern business unit of steel portal frame construction with low level brick fascias and cladding above. Internally it is arranged so as to provide ground floor warehouse / store accessed via a 3.0m x 3.9m roller shutter door with an accessible WC and tea point. The first floor offers office accommodation with timber effect flooring.

Externally there is allocated parking for two cars and a loading bay area.

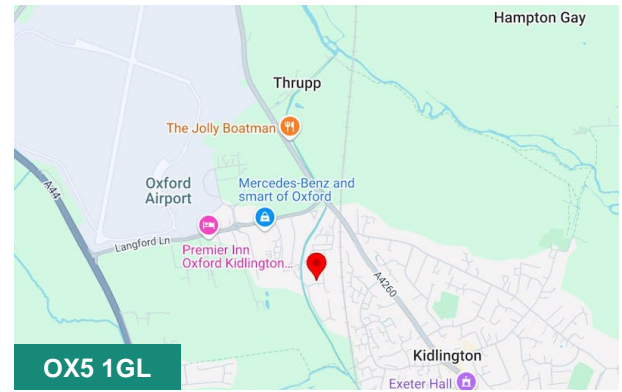
## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground	712	66.15
Mezzanine	325	30.19
<b>Total</b>	<b>1,037</b>	<b>96.34</b>

## Terms

The freehold is available on a vacant possession basis subject to a simultaneous surrender of the existing lease at a quoting price of £250,000.



## Viewing & Further Information



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