

# TO LET

# Carter Jonas



**LATIMER HOUSE  
LANGFORD BUSINESS PARK  
KIDLINGTON  
OX5 1GG**

**High quality office accommodation**

- 4,359 to 8,859 sq ft (405 to 823 sq.m)
- Third floor storage
- Passenger lift
- On site parking
- Refurbished with good natural light

## LOCATION

The property is situated in Langford Lane, at the heart of Kidlington's commercial area. Kidlington is located just to the north of Oxford with good access to the M40 motorway (6.5 miles) and M4 (30 miles) via the A34.

This is an expanding commercial location with a number of recent office and industrial developments.

The Oxford Parkway mainline railway station connecting Oxford to London Marylebone is approximately 2.5 miles from the property and Oxford airport is a short walk, together with local bus services.

## DESCRIPTION

Latimer House is an imposing detached three storey office building, set within a stand alone office site with extensive parking. The available accommodation forms two self-contained suites at first and second floor, available either as separate suites or a combination. There is additional storage at third floor level.

The suites offer their own w/c and kitchen facilities, and the second floor suite benefits from two individual office areas.

The property benefits from allocated parking and has the following key features;

- o Passenger Lift
- o Air conditioning
- o Raised floors
- o Suspended ceilings
- o Category 2 lighting
- o Allocated parking
- o Cycle storage

## ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M	Parking Spaces
Ground Floor	1,609 (UO)	150 (UO)	7
First Floor	4,359	405	19
Second Floor	4,500	418	19
<b>Total</b>	<b>8,859</b>	<b>823</b>	<b>38</b>
Third Floor Storage	1,131	107	

## TERMS

The office suites are available on new effective full repairing and insuring terms. Rent on application.

There will be a service charge to cover maintenance of external communal areas and the building. Details are available on request.

## VAT

VAT is applicable to the rent.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## BUSINESS RATES

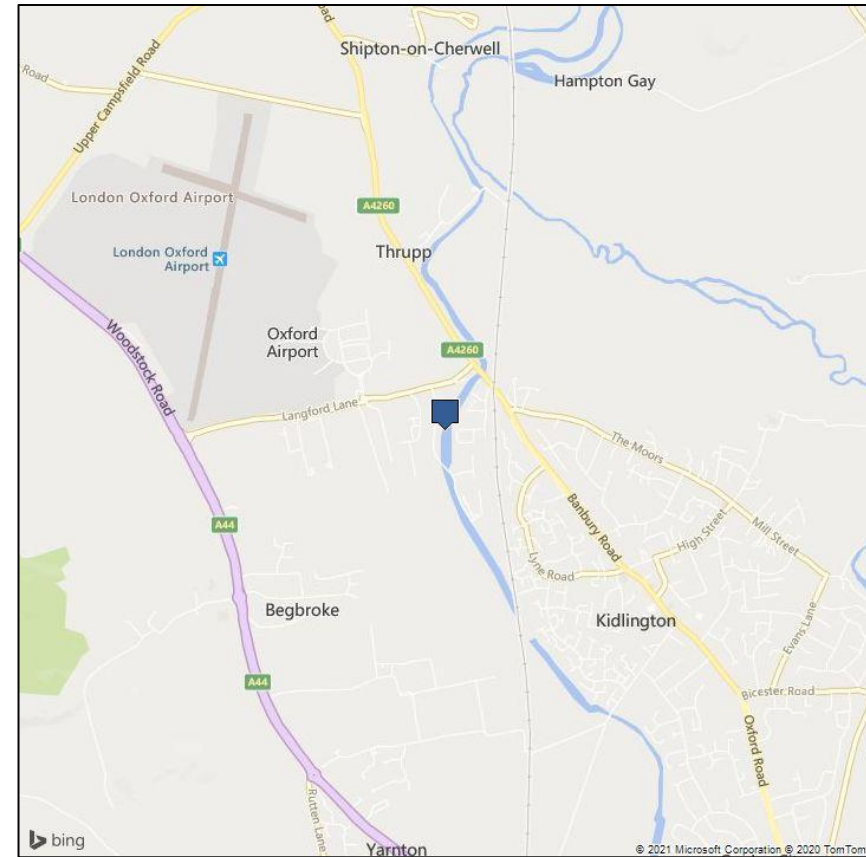
We recommend interested parties contact Cherwell District Council in this regard to confirm the business rates liability for the property.

## EPC

The property has a C rating, full report available upon request.

Jan 26





## Office Details

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## IMPORTANT INFORMATION

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