



71 High Street
Kidlington, OX5 2DN

Two second-floor office suites in a prominent High Street location, available individually or combined

1,626 to 3,820 sq ft
(151.06 to 354.89 sq m)

- Passenger Lift
- Air Conditioning
- Gas Central Heating
- Individual Kitchens

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Summary

Available Size	1,626 to 3,820 sq ft
Rent	£12 per sq ft
Rates Payable	£3.20 per sq ft
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The accommodation forms part of a modern mixed-use building, with retail at ground floor level and office accommodation arranged on the upper floors, accessed via a dedicated entrance from the High Street. Two office suites are available on the second floor, offering flexible accommodation which can be occupied individually or combined to create a larger workspace. Each suite provides well-presented, fully carpeted accommodation with its own kitchen facilities and power and data connections, while male and female WCs are conveniently located within the common areas.

Location

Marlborough House is prominently situated on Kidlington High Street, at the heart of the village's main commercial area and within easy reach of a wide range of shops, cafés and everyday amenities. Nearby occupiers include Tesco, Costa Coffee, Co-op and Specsavers, with free public car parking also available close by. Oxford Parkway Station is approximately 1.5 miles away, while Oxford City Centre lies around 5 miles to the south. The Oxford Ring Road and A34 are within approximately 3 miles, providing convenient access to Oxford and the wider national road network.

Accommodation

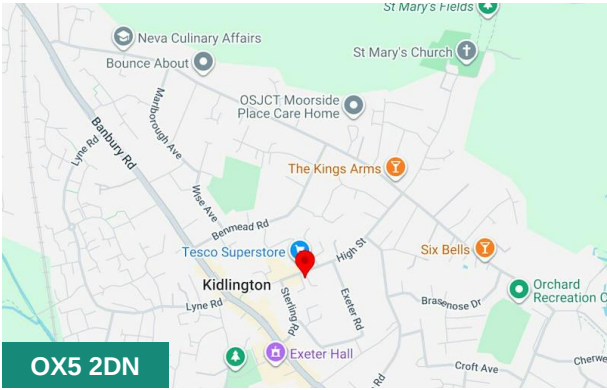
The accommodation comprises the following Net Internal areas:

Name	sq ft	sq m	Availability
2nd - Front Office Suite	1,626	151.06	Available
2nd - Rear Office Suite	2,194	203.83	Available
Total	3,820	354.89	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions for the Landlord and Tenant Act 1954.

A service charge will be payable in respect of the management, maintenance and repair of the external structural and common parts within the building of which the premises forms part.



Viewing & Further Information



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