



Network House

Langford Locks, Kidlington, OX5 1LH

Modern office with parking under refurbishment

5,300 sq ft
(492.39 sq m)

- Refurbished condition
- 23 parking spaces
- Established commercial location
- New kitchen
- LED Lighting
- Suspended Ceiling
- Raised Floors
- Air-conditioning

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Summary

Available Size	5,300 sq ft
Rent	£124,550 per annum (£23.50psf)
Rates Payable	£10.51 per sq ft
Rateable Value	£116,000
EPC Rating	B (30)

Location

Situated within the established Langford Locks business area in Kidlington, Network House offers an excellent commercial location on the northern edge of Oxford. The property benefits from immediate access to Langford Lane and the A44, providing direct links to Oxford city centre, Junction 9 of the M40, the A34 and the wider national motorway network. Oxford Parkway Railway Station is approximately 2 miles away, offering regular services to Oxford, London Marylebone and the wider rail network, while Oxford Airport is located nearby.

Kidlington is one of Oxfordshire's principal business and employment locations, supporting a range of technology, science, engineering and professional service occupiers. The surrounding area is home to a number of established commercial developments including Langford Locks, Oxonian Park, Langford Business Park, Oxford Technology Park and The Oxford Airport. The new Greggs and Nexus Cafe are located close by.

Description

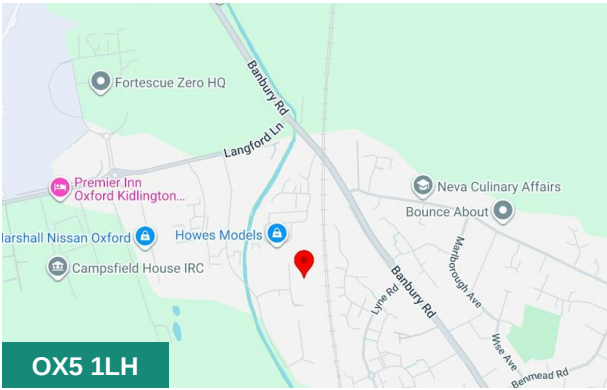
Network House is a detached two storey office building constructed around a steel frame and incorporating a combination of brick and feature glazing to external elevations. The ground floor premises are undergoing a full internal refurbishment and will be finished to a high standard of open plan office accommodation. The property also benefits from 23 parking spaces.

Terms

Available on a new lease on terms to be agreed.

Viewings

By prior appointment with the agents.



Viewing & Further Information



Sophie Holder
01865883364 | 07587221536
sophie@benedicts.co.uk



Tom Vecchione
01865 883364 | 07807 791328
tom@benedicts.co.uk