



19-21 High Street

Kidlington, OX5 2DH

**Two separate refurbished
office suites with kitchen
facilities and on-site car
parking**

1,060 to 2,275 sq ft
(98.48 to 211.35 sq m)

- Gas Central Heating
- LED Lighting
- Car Parking
- Kitchenette

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Summary

Available Size	1,060 to 2,275 sq ft
Rent	£15 per sq ft
Rates Payable	£8.23 per sq ft
Rateable Value	£33,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

Two separate office suites are available within Stirling House, occupying the first and second floors. The accommodation has been recently refurbished, including redecoration and new carpeting, and provides a versatile mix of open-plan and cellular office space suitable for a range of occupiers. The building benefits from passenger lift access to the upper floors, together with male and female WC facilities. Each suite also has access to kitchen facilities, with on-site car parking available.

Location

Stirling House occupies a prominent position on Kidlington High Street, within easy reach of a wide range of shops, cafés and local amenities, together with nearby public car parking. The surrounding area is home to a number of well-known occupiers including Costa Coffee, Tesco, Iceland, Specsavers and Co-op. Oxford Parkway Station is approximately 1.5 miles away, providing convenient rail connections, while Oxford city centre lies approximately 5 miles to the south. The A34, A40 and Oxford Ring Road are all within approximately 3 miles, providing good access to the wider Oxfordshire area and national road network.

Accommodation

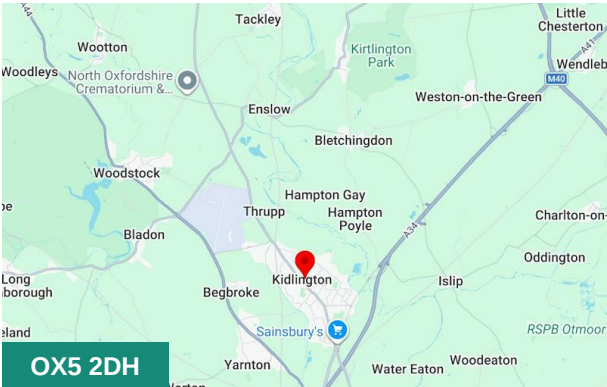
The accommodation comprises the following Net Internal areas:

Name	sq ft	sq m	Availability
1st - Rear Suite	1,215	112.88	Available
2nd - Rear Suite	1,060	98.48	Available
Total	2,275	211.36	

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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