



15B Station Field Industrial Estate

Kidlington, OX5 1JD

**Recently Refurbished
Industrial Unit comprising a
combination of workshop,
offices and stores with
generous secure yard and
parking**

7,307 sq ft
(678.84 sq m)

- Electric roller shutter loading door
- Secure fenced Yard
- Generous parking provisions
- 3 phase electricity
- Highly quality office accommodation
- Kitchen/staff room and shower facilities

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Summary

Available Size	7,307 sq ft
Rent	£98,644.50 per annum
Rates Payable	£2.91 per sq ft
Rateable Value	£61,000
Service Charge	£972.64 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

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 thriving 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.

The subject premises are situated on the established Station Field Industrial Estate, just off the A4260 Banbury Road and neighbouring occupiers include Screwfix, Brandon Tool Hire, Howden Joinery and John Nicholls.

Description

Unit 15b comprises an extensively refurbished steel framed industrial unit, arranged internally so as to provide a ground floor workshop, together with a two-storey office block.

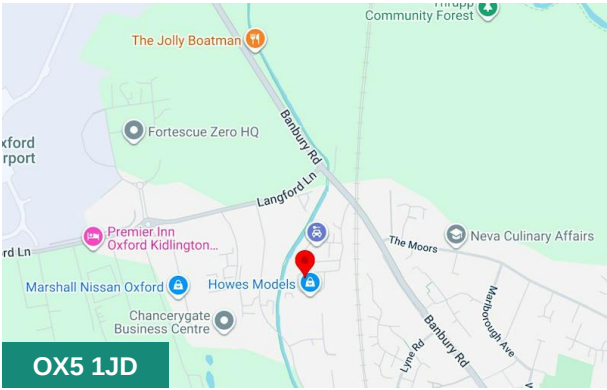
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse and Office	6,979	648.37	Available
1st - Office	328	30.47	Available
Total	7,307	678.84	

Terms

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



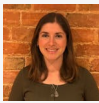
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