

14B The Parade, Oxford Road, Kidlington, OX5 1DB



- Self-contained workshop premises
- Recently occupied by horticultural engineers
- Useful fenced & gated yard
- Toilet
- Good access from A34, near Sainsburys

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Description

The property comprises a single-storey workshop of brick construction under a pitched, tiled roof. Features include:

- Brick workshop with inner store/office
- Concrete floor (max floor to ceiling height 2.29m)
- Workshop doors 2.3m wide x 2.0m high
- Generous yard (max 11.6m x 17.6m approx.)
- Toilet, wash basin & Triton hot water unit
- Fluorescent lighting
- Metered single phase electric supply

Location

Kidlington is a popular suburb of Oxford approximately 6 miles north of Oxford city centre. The property is 1.5 miles from A34 "Peartree Interchange" via A44/A260 and 6 miles from Junction 9 of M40. It enjoys good access to Oxford's ring road via A4260 Oxford to Banbury Road.

14B The Parade is situated off Oxford Road behind a retail parade, on the opposite side of Oxford Road from Sainsbury. Access is from The Broadway.



EPC

To be uploaded to www.parkerparr.com when available.

Accommodation

The property comprises the following approximate gross internal area:

	Sq Ft	Sq M
Workshop	351	32.6
Separate WC	-	-
Total	351	32.6

Fenced compound: 1,800 sq ft (167.2 sq m) excluding workshop and toilet.

Terms

The property is available on a new 3 year FRI lease outside the 1954 Act on terms to be agreed.

Rent

On application

Business Rates

Interested parties are advised to contact the local rating authority, Cherwell District Council, regarding potential liability for rates. According to VOA website, the property is assessed as "Workshop & Premises" having a 2017 draft rateable value of £1,850.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewings

By prior appointment with the letting agents

Ref : Tim Parr

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Subject to contract.

Draft details produced May 2017

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