



TO LET

**1,839 Sq ft (179.84 Sq m) to
5,206 Sq ft (484 Sq m)**

Modern offices on a well established
business park

KEY FEATURES:

- Well fitted office suite
- Very accessible location
- Cost effective office solution
- Gigaclear fibre solution



DESCRIPTION

The offices comprise part of the original redevelopment scheme which provided two new office buildings. The available space comprises the first floor and part ground floor which could be occupied together or separately. The offices benefit from the following amenities:

- Fan coiled air cooling system
- Fully carpeted raised accessed floors
- Gas fired central heating
- Suspended ceilings with recessed lighting
- Allocated car parking for the whole building
- Fitted kitchen

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £17.50 per sq ft exclusive plus VAT.

BUSINESS RATES

Ground Floor Rateable Value (2017):	£18,250
First Floor RV: to be reassessed	
2020/21 Multiplier:	0.499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

There is a service charge raised in connection with common services within the building. The current service charge budget is £8,000 per annum.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

69 (C)



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
tbarton@vslandp.com



Tim Parr
tparr@parkerparr.com



Tim Hardy
post@gilbertwalker.com

KINGSTONBUSINESSPARK.CO.UK