

**TO LET**

**Carter Jonas**



**D10 GLYME COURT  
OXFORD OFFICE VILLAGE  
KIDLINGTON  
OXFORDSHIRE  
OX5 1LQ**

**High quality office accommodation**

- 2,310 sq.ft / 214.67 sq.m)
- Modern open plan office accommodation
- 9 Parking spaces
- Comfort cooling and heating
- Raised Floors

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## LOCATION

Kidlington is a village located 5 miles north of Oxford which can be accessed via the A44 leading north towards Chipping Norton. Southbound provides access to the A40 towards Witney and Northern Bypass Road. J9 of the M40 is approximately 6 miles away and is accessed via the A34.

D10 Glyme Court is situated within Oxford Office Village off Langford Lane which runs perpendicular on the northern end of Langford Locks, Langford Lane and runs east-west between the A44 Oxford-Evesham Road and the A4260 Oxford-Banbury road, on the north-western outskirts of Kidlington.

Oxford Parkway rail station is located 3 miles from the Oxford Office Village and provides direct links to London Marylebone and Oxford city which provides further routes to Birmingham and London Paddington.

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## DESCRIPTION

The property forms part of a semi detached, two storey self-contained office building constructed around 2008 and comprising a steel frame structure with a mixture of brick, metal cladding and glazed elevations.

The building provides modern open plan office accommodation with the following specifications:

- Suspended ceiling
- Recessed fluorescent lighting
- Raised floors
- Comfort cooling and heating
- Double Glazing
- DDA Compliant WC

The property is available for occupation from March 2024.

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## ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground Floor	1,248	116.03
First Floor	1,062	98.64
<b>TOTAL</b>	<b>2,310</b>	<b>214.67</b>

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## TERMS

The office suite is available on a new effective full repairing lease on terms to be agreed.

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## RENT

Rent on Application.

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## VAT

All terms quoted are exclusive of VAT where chargeable.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs.

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## BUSINESS RATES

Rateable Value - £34,250 (1<sup>st</sup> April 2023 – present)

We recommend interested parties contact Cherwell District Council in this regard to confirm this figure.

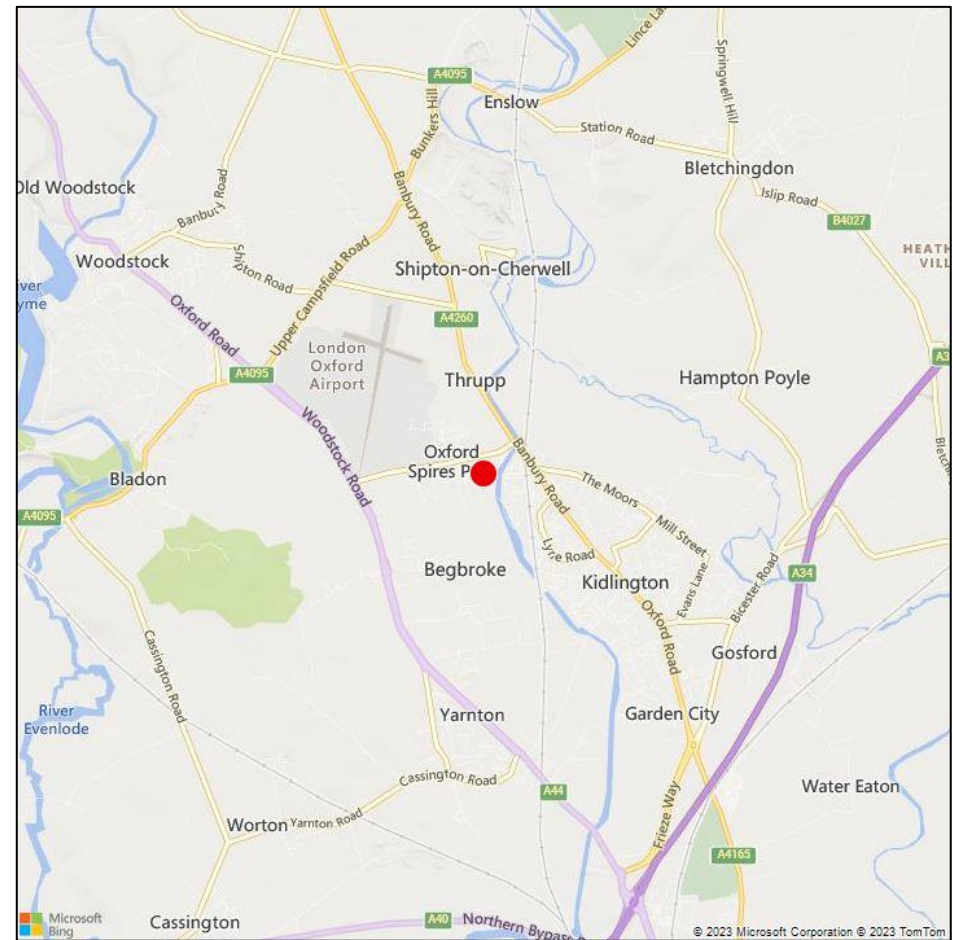
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## EPC

EPC rating – C-52. Further details on request.

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Aug 23



## Viewing - Office Details

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## IMPORTANT INFORMATION

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