

Ready to Occupy



TO LET

3,871 Sq ft (360 Sq m)

Entire First Floor fully furnished office on an established Business Park

KEY FEATURES:

- High quality and fully furnished offices
- Prominent and very accessible location
- Generous dedicated car parking
- Gigaclear fibre connection



DESCRIPTION

The entire first floor office in a modern high quality building. The offices are currently arranged as a mix of open plan, meeting rooms and cellular space which can be altered if required. The key features are:

- Fan coiled air cooling system
- Automatic passenger lift
- Fully carpeted raised accessed floors
- Gas fired central heating
- Suspended ceilings with recessed lighting
- Generous car parking
- Fitted kitchen and staff area
- Fully furnished (Furniture can be removed if not required)

LOCATION

Kingston Business Park is accessed directly from the A415 on the south side of Kingston Bagpuize. The A415 provides a fast road link with Abingdon (6 miles), the A34 (5 miles), Milton Park (9 miles) and Witney (8 miles). The nearby A420 (0.5mile) provides fast links with Oxford (9 miles) and Swindon (20 miles).

LEASE TERMS

The property will be available by way of a new lease for a term of years to be agreed at a rental of £16.00 per sq ft exclusive plus VAT. The lease will be full repair and insuring terms via a service charge.



BUSINESS RATES (to be assessed)

RV Estimate	£38,500
2021/22 Multiplier:	0.499
Payable (approx.)	£19,000

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

SERVICE CHARGE

A service charge will be payable in connection with estate and common services and building maintenance and repair. The service charge will be fixed at £15,000 per annum for the first year.

VAT

All figures within these terms are exclusive of VAT,

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
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Tim Parr
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Tim Hardy
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KINGSTONBUSINESSPARK.CO.UK