

TO LET

Carter Jonas



**UNIT 5 GLENMORE BUSINESS CENTRE
LANGFORD LOCKS
KIDLINGTON
OX5 1GL**

**New industrial / warehouse unit within an
established commercial area**

- 97 sqm / 1,043 sq ft
- 6m internal eaves height
- Roller shutter loading door
- 3 Allocated parking spaces

LOCATION

Kidlington is approximately 6 miles north of Oxford City Centre and benefits from excellent communications links, just off the A34 Trunk Road that connects the M4 (junction 13) and M40 (junction 9) Motorways.

The premises is located within the Glenmore Business Park a new development of 14 units in a landscaped setting within the established commercial area.

DESCRIPTION

The development provides a mix of light industrial and warehouse units built to a high standard with steel portal frames, low-level brick fascias and mini-rib cladding system.

There is a first floor area capable of being used as a offices (subject to necessary consents).

Features include;

- 6m internal eaves height
- 15kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% deaylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

ACCOMMODATION

The property has the following approximate gross internal floor area;

	Sq M	Sq Ft
Ground Floor Warehouse	66.30	714
First Floor Mezzanine	33.70	330
Total	97.00	1,043

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

The quoting rent is £15,500 per annum exclusive.

BUSINESS RATES

Rateable Value - TBC

Interested parties should confirm this figure by contacting the Cherwell District Council.

VAT

All figures quoted are exclusive of VAT where applicable.

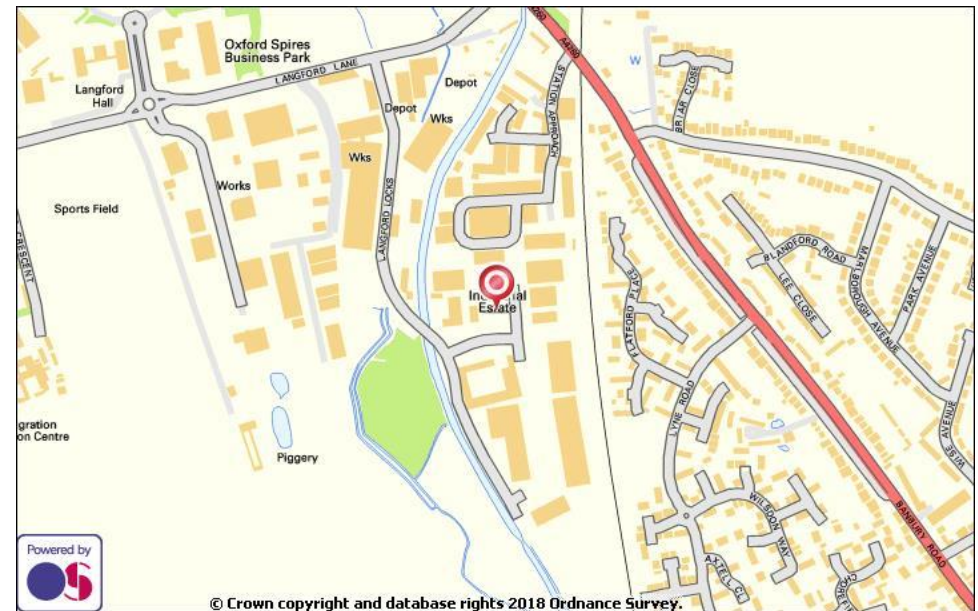
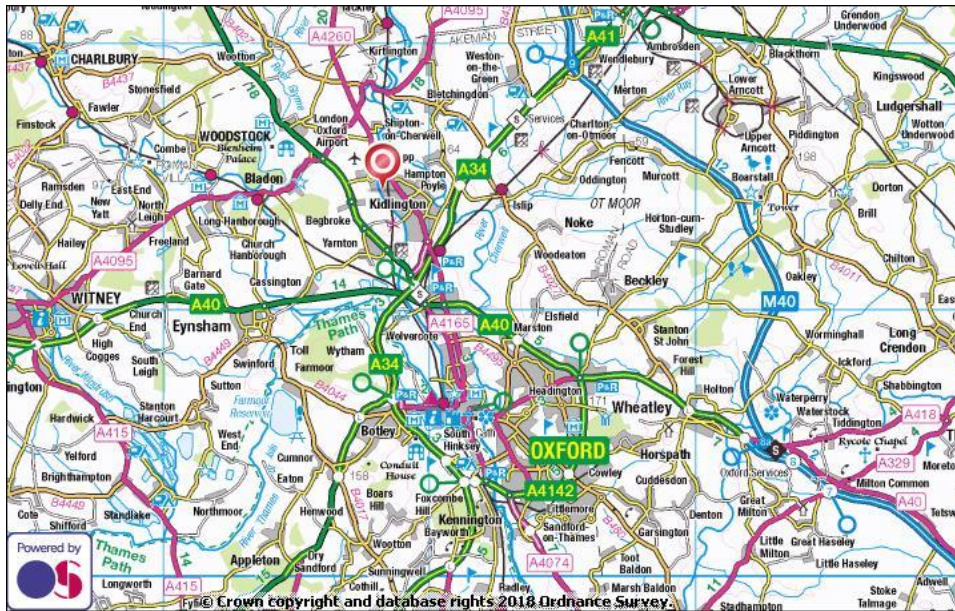
EPC

EPC rating C.

Further details available on request.

10.10.18





Viewing strictly by appointment through the sole agent

Edward Lifely
Edward.lifely@carterjonas.co.uk
Tel: 01865 517000

Robert Gibbons MRICS
robert.gibbons@carterjonas.co.uk
Tel: 01865 517000

Mayfield House, 256 Banbury Road, Oxford OX2 7DE

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