

To Let - Modern Detached Warehouse with Substantial Yard
Undergoing Refurbishment

CBRE

Unit B Langford Locks, Kidlington, OX5 1HX

37,700 Sq Ft (3,502 Sq M) - Adjoining 1.29 Acre Site Available by Separate Negotiation



Location

The property is situated in a prominent position to the front of Langford Locks, Kidlington which is located just to the North of Oxford. This is an established business location, with a mixture of office, industrial, car sales, Tech and R&D uses, together with Oxford airport, being situated opposite. There is good road access to the A34 and then M40 and M4 motorways via the A44, approximately 1 mile to the west, Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south.

Description

The property comprises a modern detached warehouse building, built in 2013. The property consists of a steel portal frame construction with metal cladding and glazing panels.

Internally at ground floor level the building benefits from an entrance lobby, segregated office spaces, toilets with changing areas. The warehouse element benefits from an eaves height of 11m rising to 13.95m at the apex and also has 2 level access and 2 dock level doors.

The first floor comprises largely open plan offices, together with a boardroom, kitchen and toilets.

Externally there is a 50 m yard, laid to concrete, together with car park area for approximately 25 cars, two of which are designated disabled.

The building has all main services connected. The building has all main services, with gas fired warm air heating to the warehouse and a combined cooling and heating system to the offices. The adjoining site is fenced and laid partly to aggregate and partly surfaced with tarmac and marked car spaces.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq Ft	Sq M
Ground floor (warehouse)	33,143	3,078.9
First floor (offices)	4,557	423.3
Total	37,700	3,502.2

We estimate the building, yard and parking areas, as edged red total approximately 2.18 acres/0.88 hectares.

We estimate the adjoining site, as shaded blue below, to total approximately 1.29 acres/0.52 hectares.



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To Let

Refurbishment

The building benefits from the following features:-

- Rarely available
- Prominent location
- Substantial yard
- To be refurbished
- 11 m eaves height

Terms

The building is available to lease on new full repairing and insuring terms, with terms upon application. The rear site will be available to lease separately.

VAT

EPC

Business Rates

We are advised that VAT will be applicable

The property has an EPC rating of B49, expiring in August 2025.

The building will require reassessment for business rates.



