



Unit 5, Gate Farm, Kiddington, Woodstock

Unit 5, Gate Farm, Kiddington, Woodstock, OX20 1DB

One of five commercial units to let, as offices or business premises, situated just off the A44 on the Kiddington Estate, approximately 4 miles from Woodstock and 11 miles from Oxford

Description

Gate Farm is a fantastic office development, located in Kiddington and with almost direct access to the A44. The buildings are a former range of traditional agricultural buildings that have been converted and are presented to a very high standard and are subject to a recent refurbishment and redecoration.

Gate Farm sits on the edge of the village, with the site enjoying wonderful views over the surrounding countryside. There is plenty of car parking on site with each unit allocated spaces for employees and visitors.

The Property

Unit 5 extends to 2,630 sq. ft. (220.1 sq.m.).

The property features large external windows, white walls, exposed traditional timber beams and a large open plan office space.

Unit 5 has undergone refurbishment to include new flooring, a new kitchen and redecoration throughout.

The accommodation includes:

- open plan office space
- three separate meeting rooms
- kitchen
- bathroom
- double glazed windows throughout
- low energy lighting and electric heating

Rent

£17/ sq ft. (£40,273 per annum)

EPC Rating - D

Services

Mains electricity, private water and sewerage. Broadband 300mbps. The tenant will be responsible for the cost of these services, which will be paid through the service charge.

Service Charge

In addition to the rent, there will be a service charge to cover grounds maintenance, electricity, water, sewerage and buildings insurance.

Deposit

The equivalent of three months' rent will be taken as a deposit.

Business Rates

Business rates are applicable at the property and are payable by the tenant.

Terms

The property is to be let on a Full Repairing and Insuring lease under the Landlord and Tenant Act 1954 for a term to be agreed.

Planning

The tenant will be responsible for ensuring that the planning obligations and use restrictions are complied with.

Viewings

By appointment only. Please contact Kirsty Naismith on 07393467881 or kirsty.naismith@struttandparker.com for enquiries.







Directions

From Oxford follow the A44 northbound through the Peartree roundabout towards Woodstock. After 9 miles turn right onto Park Road and Gate Farm will be immediately on the right.

General

Local Authority: West Oxfordshire District Council

Services: Electricity, water, sewerage, grounds maintenance and building insurance all covered by service charge

Tax: Business rates apply and are payable by the tenant

Parking: Adequate parking will be provided with a number of spaces allocated to the unit.

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

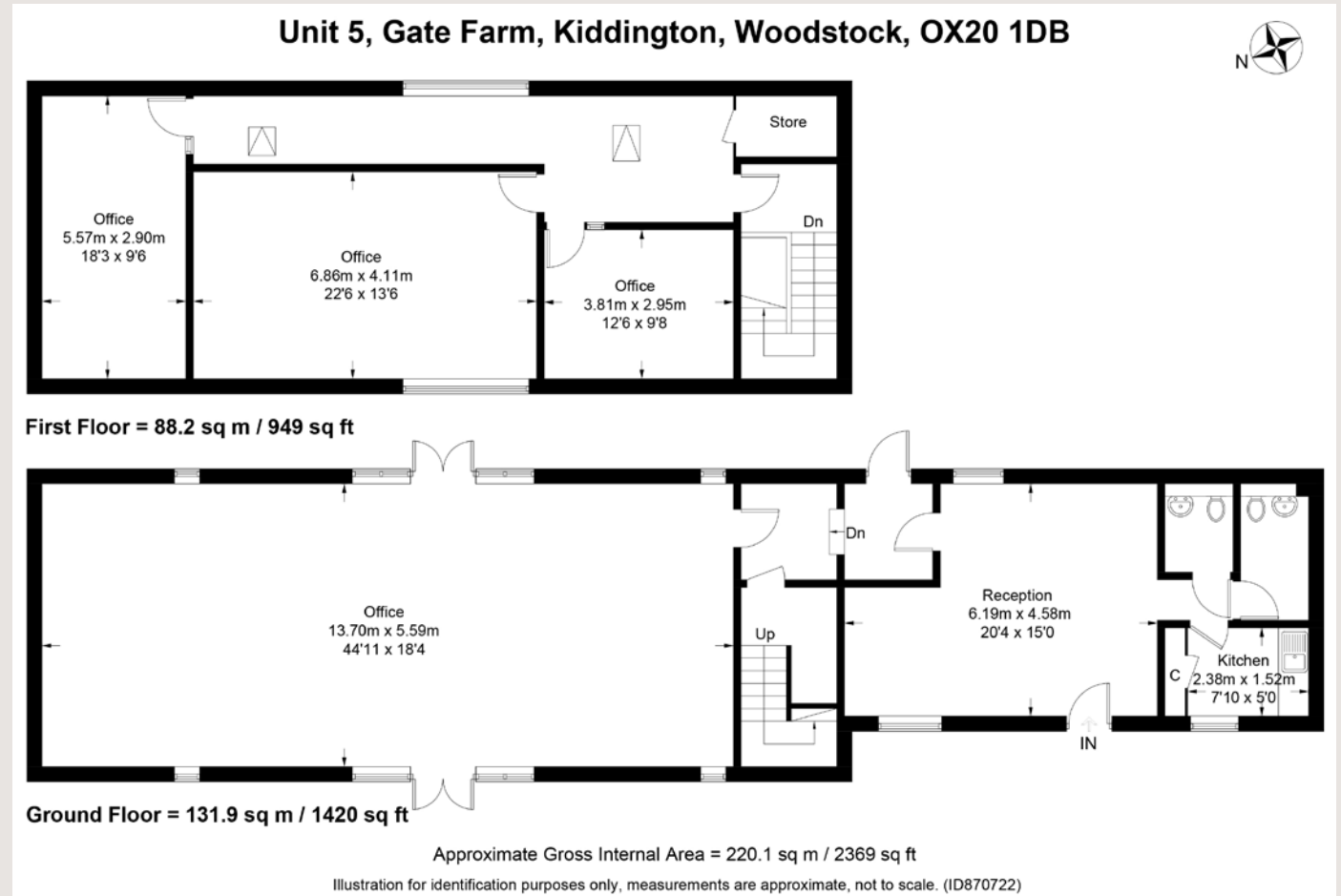
oxford@struttandparker.com
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50 offices across England and Scotland, including Prime Central London

Floorplans
House internal area 2369 sq ft (220.1 sq m)
For identification purposes only.



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