

To Let

Flexible office units in a **rural setting**

Court Farm Barns | Kidlington |
Oxfordshire | OX5 3AL

[///bearings.summit.belonging](http://bearings.summit.belonging)

764 - 3,391 sq. ft. recently refurbished self-contained office units situated in the Oxfordshire village of Tackley, located 9 miles from Oxford city centre. Tackley has a mainline railway station with trains to Paddington and Marylebone.



Court Farm Barns are recently refurbished, self-contained office units that offer flexible space located in a stunning rural environment.

Located in the village of Tackley, Court Farm Barns benefits from good access to public transport links including a mainline railway station with trains to Paddington and Marylebone. It is also located just off the A4260 Oxford to Banbury Road, 4 miles from Kidlington and 9 miles from Oxford city centre. It has a regular bus service to Oxford and is 7 miles from Oxford Parkway. Local amenities include a village shop, post office and public house.

More particularly the property features:

- Attractive courtyard development
- Units 2A, 2B & 3 have a highly efficient EPC rating of B
- Recently refurbished office accommodation
- Kitchen and WC's
- Ample parking available

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Unit 2A - Ground Floor	893	82.96
Unit 2B - First Floor	764	70.97
Unit 3 - Ground & First Floor	939	87.23
Unit 4 - First Floor	1,511	140.37
Unit 7 - Ground Floor	795	73.86
Total Area	4,902	455.39

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

Units 2A, 2B, 3 & 7 are available by way of flexible leases on terms to be agreed. Unit 4 is available by way of lease assignment.

// Rent

£17.50 per sq ft

// Service Charge

There is a service charge of £1.00 per sq ft. Further details are available on request.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

The Rateable Value for each unit:

Unit 2A - £15,750

Unit 2B - £14,000

Unit 3 - £16,000

Unit 4 - £21,750

Unit 7 - £12,250 (transitional relief may be available)

// EPC

Unit 2A has an Energy Performance Asset Rating of B (49).

Unit 2B has an Energy Performance Asset Rating of B (35).

Unit 3 has an Energy Performance Asset Rating of B (36).

Unit 4 has an Energy Performance Asset Rating of C (67).

Unit 7 has an Energy Performance Asset Rating of E (101).

Copies of the EPC certificate are available from the Agent

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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Tom Godwin

01295 670 123 | martin.patchett@adaltareal.com



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// Unit 2A





// Unit 3



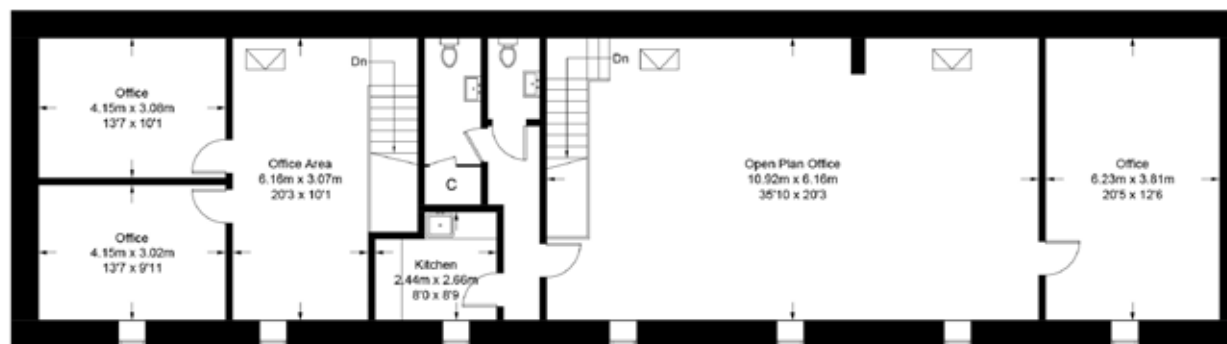
// Unit 4





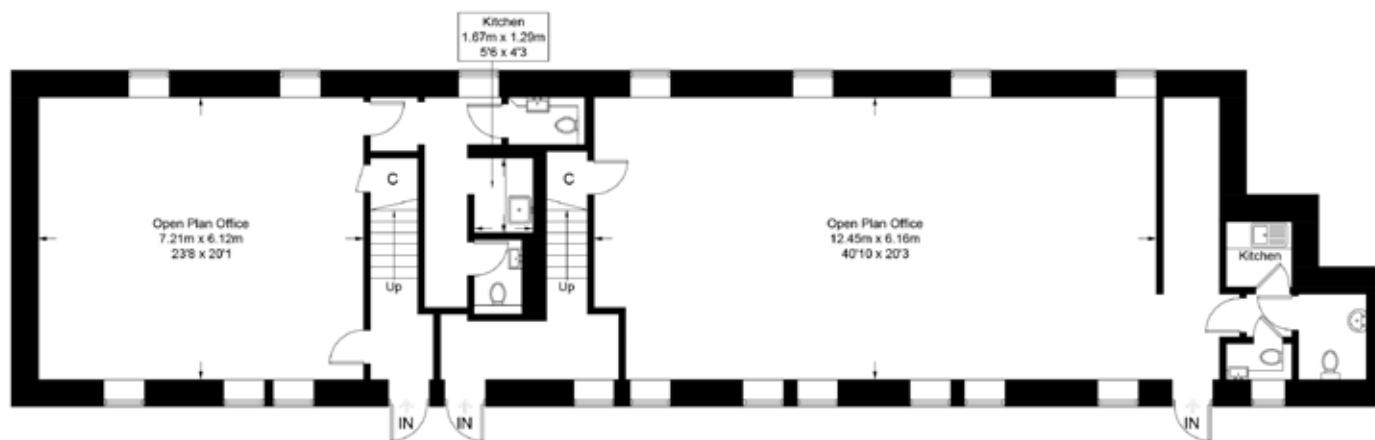


2a, 2b & 3 Court Farm Barns, Medcroft Road, Tackley, OX5 3BD



Unit 3 - First Floor
50.3 sq m / 541 sq ft

Unit 2b - First Floor
112 sq m / 1205 sq ft

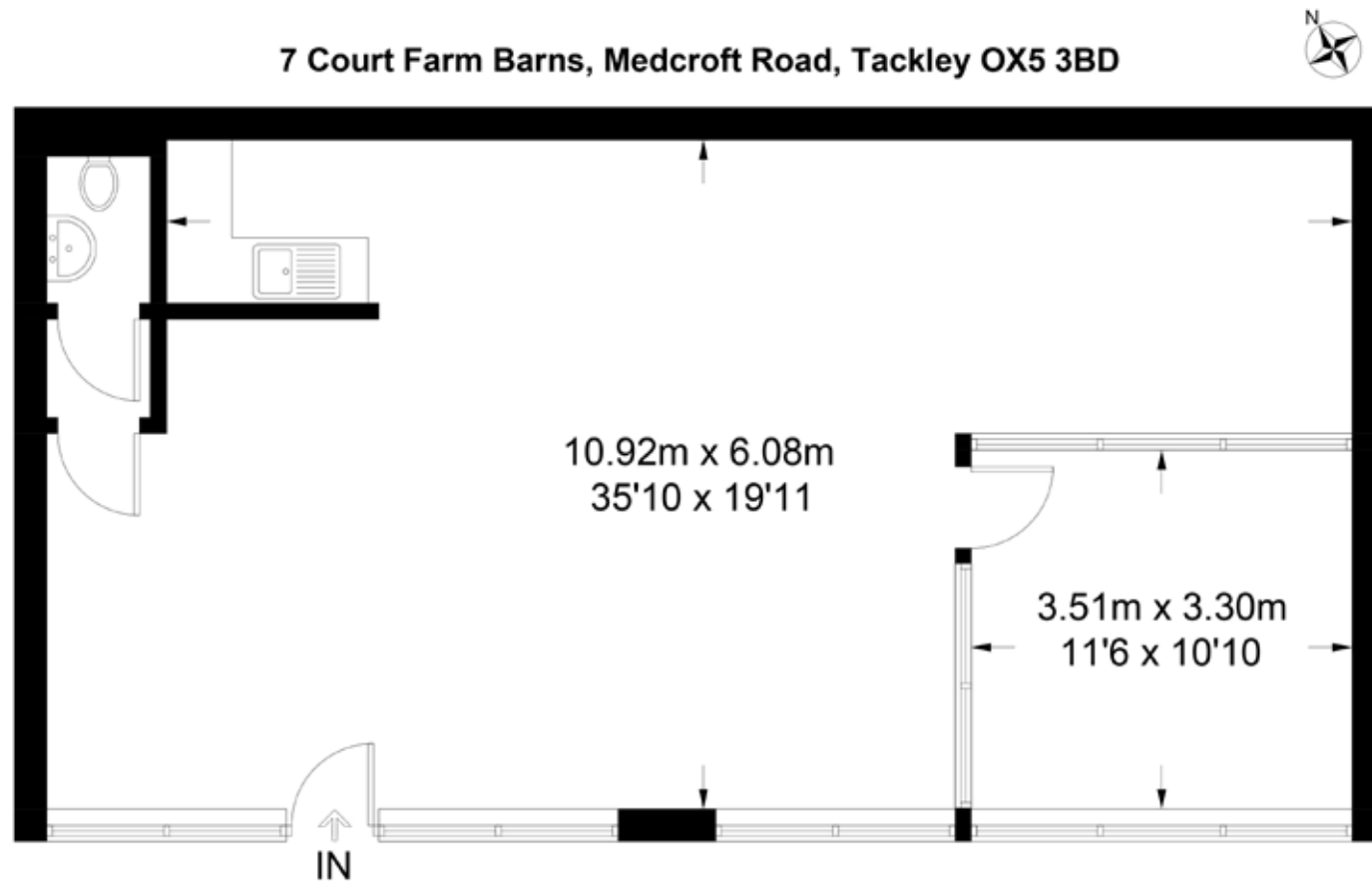


Unit 3 - Ground Floor
66.2 sq m / 712 sq ft

Unit 2b - Ground Floor
8.0 sq m / 86 sq ft

Unit 2a - Ground Floor
95.8 sq m / 1031 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Approximate Gross Internal Area = 73.9 sq m / 795 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1138597)

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