

To Let

Refurbished barns with
flexible space

Unit 4 | Court Farm Barns | Kidlington
| Oxfordshire | OX5 3AL

[///rooftop.late.professes](http://rooftop.late.professes)

Recently refurbished office accommodation 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 units that offer flexible space. Unit 4 comprises a large open plan office with separate meeting room.

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
- Recently refurbished first floor office accommodation
- Kitchen and WC's
- Parking spaces TBC
- Ground floor entrance with security intercom

// Accommodation

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

Unit 4	SQ FT	SQ M
Office / Storage	208	19.38
Studio Space	1,303	121.09
Total Area	1,511	104.47

// Services

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

// Leasehold

The studio space 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 is £21,750 sub to transitional reliefs

// EPC

Unit 4 (first floor) has an Energy Performance Asset Rating of C (64). 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

07974 355 057 | martin.patchett@adaltareal.com

Tom Godwin

01295 670 123 | tom.godwin@adaltareal.com



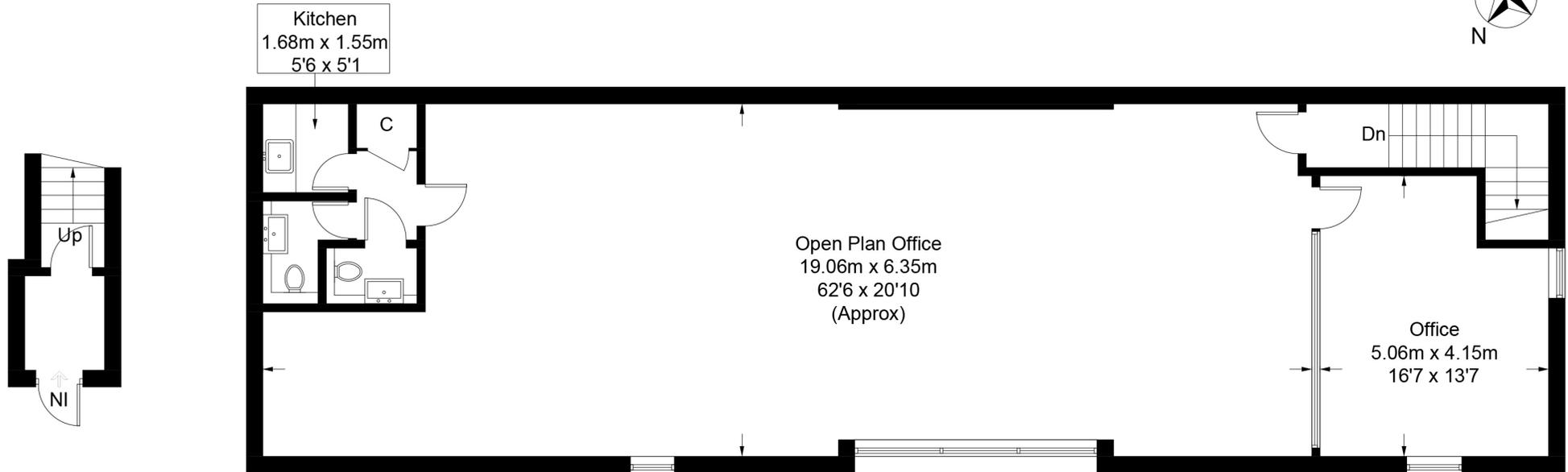
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4 Court Farm Barns, Medcroft Road, Tackley, OX5 3BD



Ground Floor
5.0 sq m / 54 sq ft

First Floor
146.8 sq m / 1580 sq ft

Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1084833)

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).