



2A HAMPDEN BUILDINGS, HIGH STREET, KIDLINGTON OX5 2FN

- Kidlington is a lively village located circa 5 miles from Oxford with amenities including a sports centre, independent shops and a market on Fridays and Saturdays.
- Sandwiched between Oxford and Woodstock, Kidlington is one of England's largest villages, close to Oxford airport and Oxford Parkway railway station and an easy commute to and from London, Bicester or Banbury.
- Nearby tenants include Specsavers, Coventry Building Society, Superdrug, Costa, Tesco and Co-Operative.
- There is a frequent bus service to Oxford city centre with the stop opposite Tesco by the subjects.

PRIME CLASS E UNIT TO LET

TERM

A 10 year term, subject to an upward only rent review at the end of the 5th year.

RATEABLE VALUE

To be re-assessed.

RENT

£20,000 per annum

EPC

EPC Rating is A.

FLOOR AREAS SQ FT / SQ M

Ground Floor 618 / 57.41
Width 20 ft 6 in / 6.24 m
Depth 30 ft 3 in / 9.2 m

SERVICE CHARGE

Items of common expenditure will be recovered via service charge.

SUBJECT TO CONTRACT

INSURANCE

£450 pa

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



JACKSON CRISS

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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



JACKSON CRISS

VIEWING

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