

To Let

High Quality Self- Contained **Office Building**

Ground, First & Second Floor Office
Space | Latimer House | Kidlington |
OX5 1GG

///choppers.squirted.tunes

1,619 - 10,464 sq. ft. well appointed office space on the
ground, first and second floors. The property is located on
the Langford Business Park.

adalta real

adaltareal.com
01295 670 123



Well appointed, self-contained office building, Latimer House is situated within the Langford Business Park, in Kidlington.

Latimer House is located to the north of Oxford at Langford Business Park, within the Langford Locks area of Kidlington. The property lies approximately 6 miles north of Oxford city centre, accessed via the A4260 and the A44, which also provides connection to the A40 towards Witney and Oxford's Northern Bypass Road. Junction 9 of the M40 is approximately 7 miles away and can be reached via the A34. Oxford Parkway Station, offering direct rail services to London Marylebone, is situated around 3 miles from Latimer House.

More particularly the property features:

- Passenger lift to all floors
- Intercom to the ground floor from all floors
- Separate Alarm system for each floor
- Air conditioning
- Raised floors
- Suspended ceilings
- Category 2 lighting
- On-site parking spaces and cycle storage
- The ground, first and second floors can be let as a whole or as individual units.

// Accommodation

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

	SQ FT	SQ M
Ground Floor	1,619	150.41
First Floor	4,343	403.46
Second Floor	4,502	418.23
Total	10,464	972.10

// Tenure

Available by way of lease on terms to be agreed with further information available upon request.

// Rent

£24.00 / sq. ft. per annum + VAT which is payable.

// Services

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

// Service Charge

The 2025/26 service charge budget was £51,100 which is charged back to the tenants based on the proportion of the building that they occupy.

Ground Floor: 12.06%

First Floor: 33.97%

Second Floor: 33.97%

Electricity is recharged to the tenant pro rata.

// Insurance Charge

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

// Business Rates

Current rateable value for the First Floor is £97,000

Current rateable value for the Second Floor is £101,000

This is not what you will pay in business rates.

// EPC

The building has an Energy Performance Rating of A and the building has benefitted from a major refurbishment of the heating and cooling systems.

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to pay their own legal costs.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agents:

James Hill

01295 670 123 | james.hill@adaltareal.com

Or

Adrian Chan

07920 830554 | adrian.chan@carterjonas.co.uk



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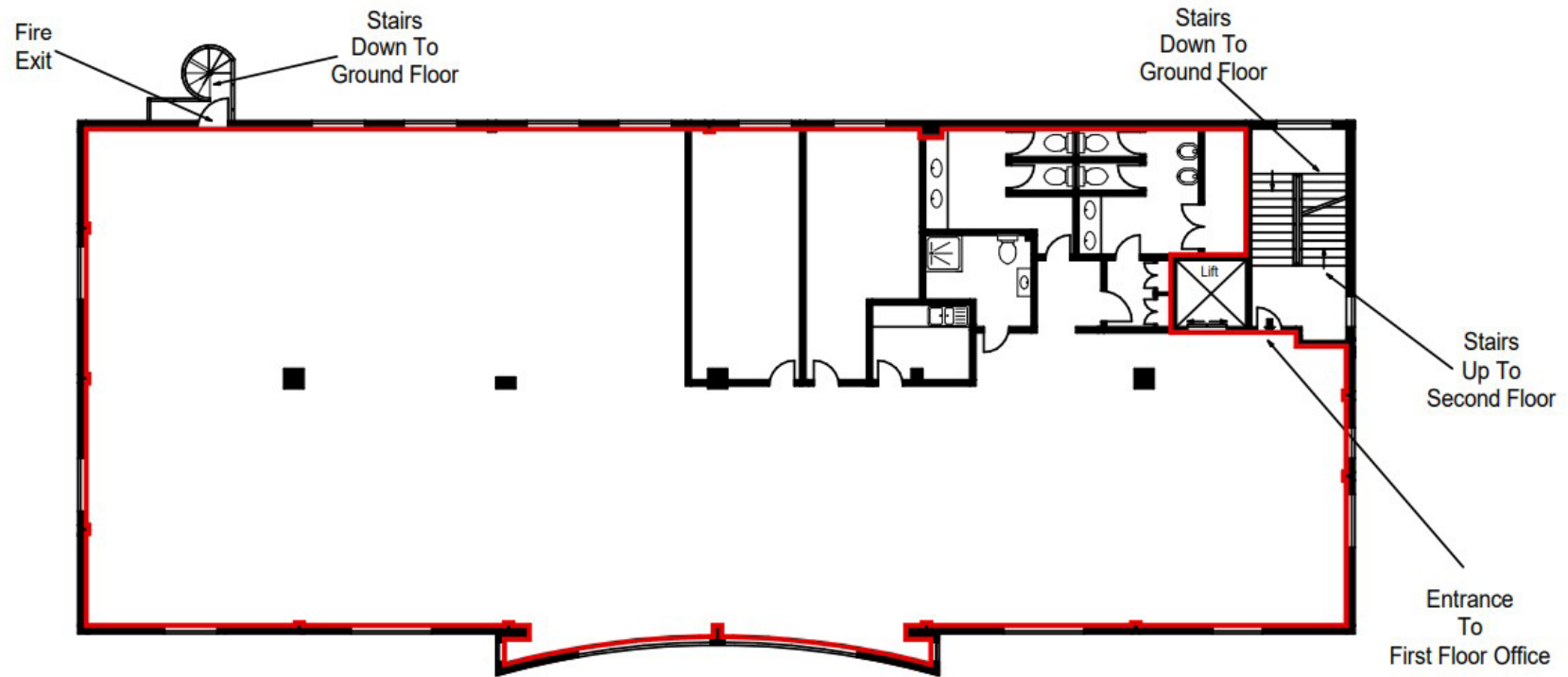
**Carter
Jonas**

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// First Floor Plan



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).