



**THE PROVEN LOCATION
WITH THE RIGHT
CONNECTIONS.**

TO LET
INDUSTRIAL AND TRADE OPPORTUNITIES
2,914 -12,925 SQ FT (271 -1,201 SQ M)



GIVING YOU THE COMMERCIAL EDGE

A THRIVING LOCATION

Nuffield Industrial Estate is well located adjoining Oxford's Eastern Ring Road, being just off Sandy Lane West, affording easy access to the A34 (2.2 miles), M40 (9 miles) and Oxford City centre (3.7 miles).

There are nearby amenity facilities including Tesco's and Sainsbury's superstores and the Cowley Retail Park which service the local area, as well as neighbouring Business and Industrial Parks.

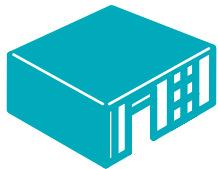
An abundance of trade operators are located nearby either on the estate or at Network Trade City adjacent or on Horspath Industrial estate within half a mile. Such occupiers include PTS, TLC, Sally Hair and Beauty, Trans Global Sports, BSS, Travis Perkins and Speedy, as well as more traditional warehouse/industrial/tech businesses, the latter drawn to the area by the proximity to both Oxford Business Park and Oxford Science Park.



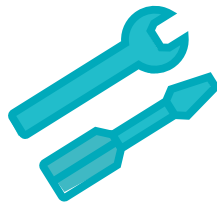
● ABILITY TO SECURE YARDS



● 7,657 PASSING VEHICLES PER DAY
(EASTERN BY PASS ROAD)



● HIGH QUALITY REFURBISHED UNITS



● ESTABLISHED TRADE LOCATION



● 20.2% OF THE POPULATION EMPLOYED IN INDUSTRIAL OCCUPATIONS
OXFORD ECONOMIC PROFILE 2018



● ACCESSIBILITY: A ROADS, M40 & OXFORD

DESCRIPTION

Nuffield Industrial Estate comprises of 18 trade, warehouse and industrial units which are arranged in terraces with loading areas to the front leading to the warehouse. The units are available in a fully refurbished condition and incorporate an office area to the front, together with toilet facilities.

The buildings provide clear span accommodation together with a 4m high loading door and parking immediately adjacent to the building.

SPECIFICATION

The units otherwise benefit from the following specification.

- 3 phase power supply
- Mains gas
- Mains water
- Roller shutter door
- Fitted offices
- External parking
- 4.9m eaves height



**THE PROVEN LOCATION
WITH THE RIGHT CONNECTIONS.**

SIZE

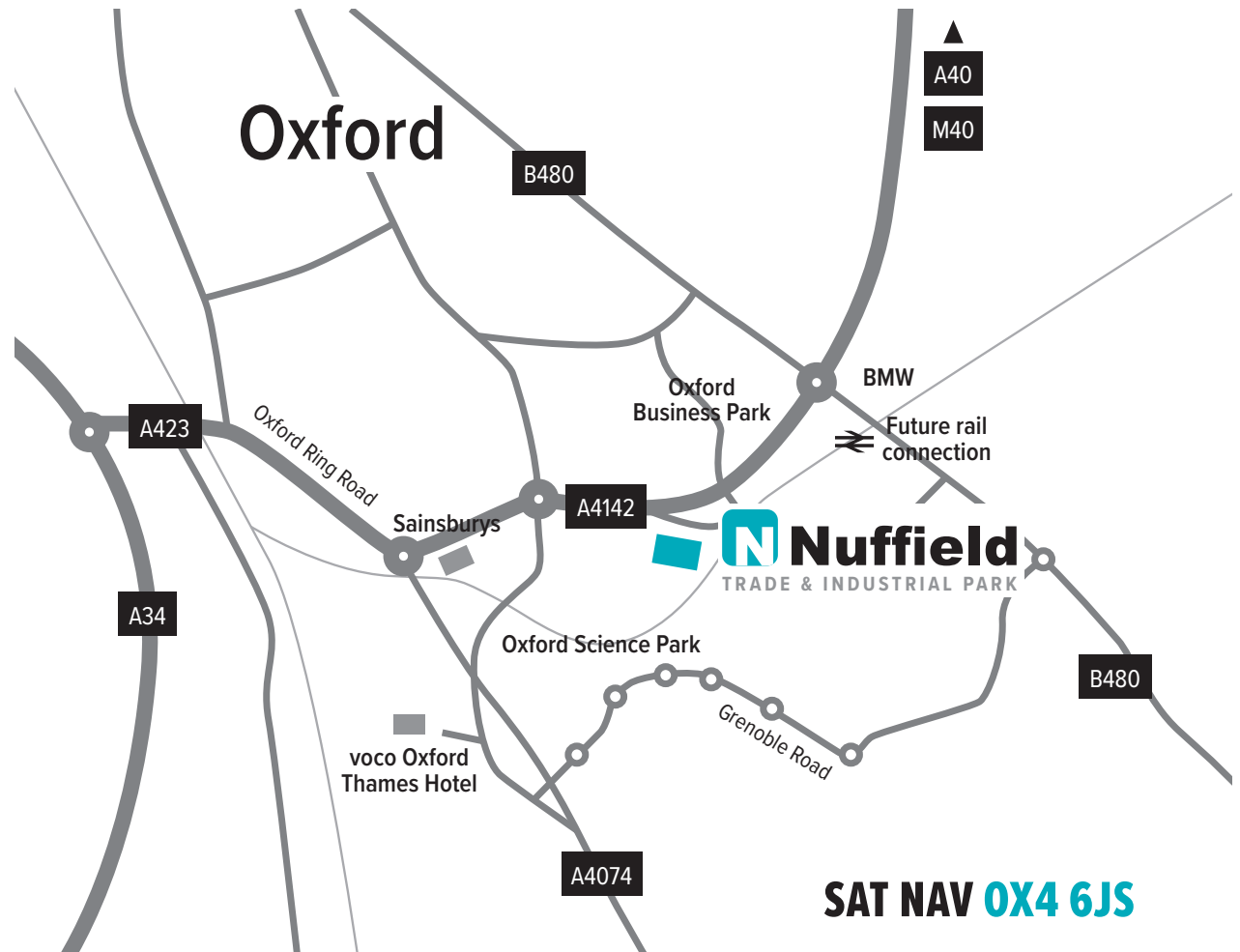
The units benefit from the following approximate Gross Internal areas;

	sq ft	sq m
UNIT 8	2,914	270.7
UNIT 12	6,231	578.8
UNIT 13	6,694	621.9

Units 12 and 13 can be combined to provide a unit of 12,925 sq ft / 1,200.7 sq m and can be provided with an enclosed yard.

VIEWINGS

Viewings are to be made by appointment with the joint letting agents



Tom Barton
T: 01865 848488 M: 07817 033078
E: tbarton@vslandp.com

Duncan May
T: 01865 848488 M: 07879 883886
E: dmay@vslandp.com



Joe Jenkins
T: 020 8283 2539 M: 07928 525962
E: Joe.Jenkins@eu.jll.com

Shaun Rogerson
T: 020 7087 5307 M: 07970 304392
E: Shaun.Rogerson@eu.jll.com

Important information Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. June 2020