

READY FOR  
OCCUPATION  
LATE 2022



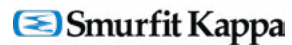
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# Brand New Trade / Warehouse Units

## 3,250 sq ft - 12,000 sq ft **TO LET**

- Prominent commercial & trade location
- Hub for innovation & high tech
- Located within the 'Oxford Life Sciences Cluster'
- 3 mins from A40
- 14 miles to A34
- Easy access to Oxford City Centre
- Adjacent to Brize Norton
- High specification new units
- Very good access to public transport

Local occupiers include:



WITNEY





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## ACCOMMODATION

The units are to be built to a high specification with fitted offices, staff welfare facilities and allocated car parking, and sit in a prominent position within Windrush Park, a substantial 28 acre industrial estate with three separate points of access.

Unit	Warehouse (sq ft)	First Floor Offices (sq ft)	Total (GEA)
Unit 1	3,450	–	3,450
Unit 2	3,250	–	3,250
Unit 3	3,350	–	3,350
Unit 4	5,250	1,350	6,600
Unit 5	6,750	1,250	8,000
Unit 6	5,250	1,350	6,600
Unit 7	6,750	1,250	8,000
Unit 8	10,500	1,500	12,000
Unit 9	8,250	1,500	9,750
<b>TOTAL</b>	<b>52,800</b>	<b>8,200</b>	<b>61,000</b>

## SPECIFICATION



5.5M-8.0M MINIMUM CLEAR HEIGHT TO UNDERSIDE OF HAUNCH



37.5 KN/M<sup>2</sup> REINFORCED CONCRETE FLOOR



HIGH SPECIFICATION FULLY FITTED OFFICES



A NEW 1MVA SUB STATION



ELECTRICALLY OPERATED LEVEL ACCESS DOORS



AMPLE YARD & PARKING PROVISION



SECURE ESTATE



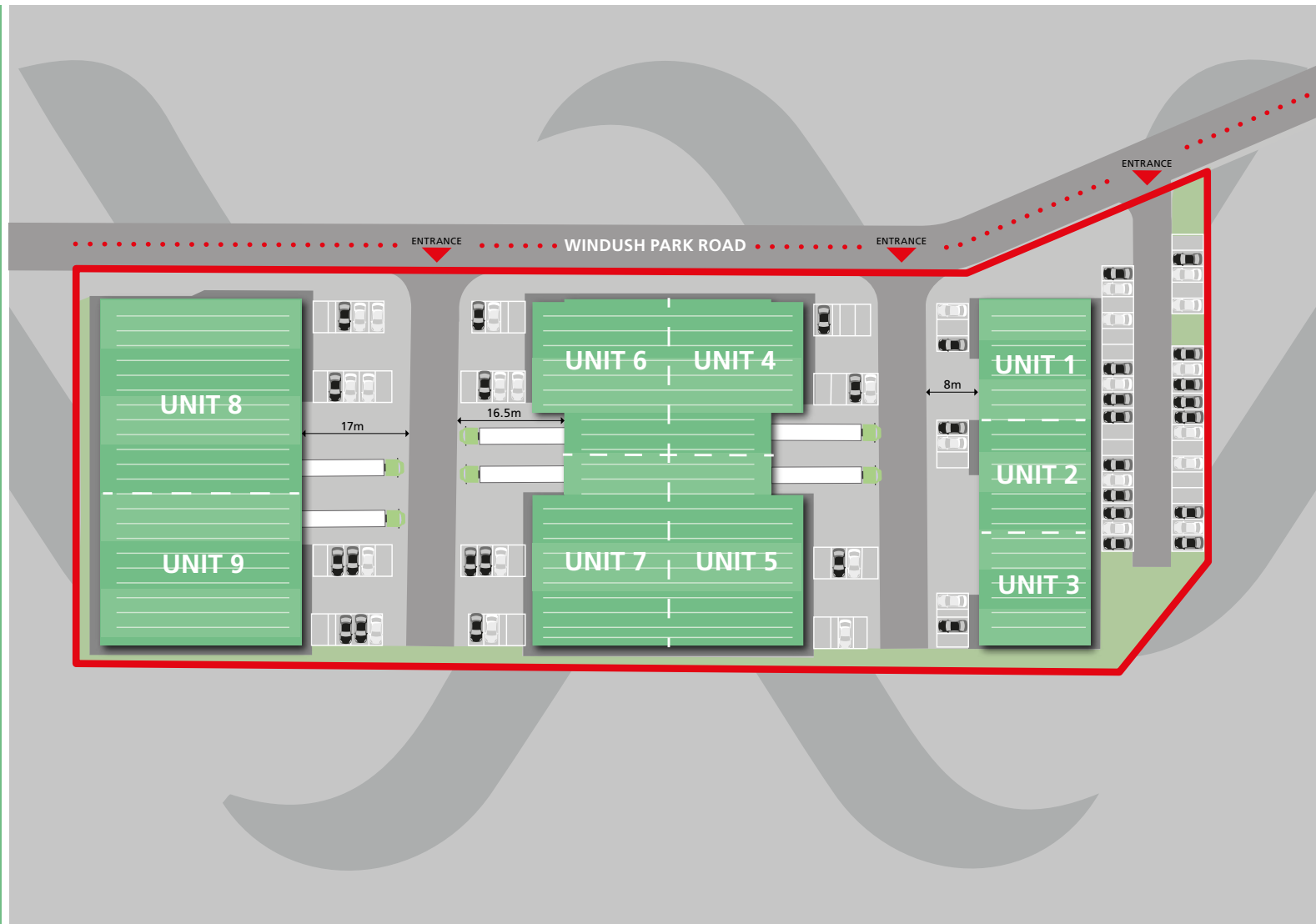
RECYCLED MATERIALS & SUSTAINABLE FEATURES



PROMINENT SIGNAGE & BRANDING



PRIVATELY OWNED POWER SUPPLY



## LOCATION

Witney is located within the Oxford Life Sciences Cluster which is viewed as one of the world's leading centres for life and medical sciences. Witney will also benefit from the growing international focus on the Cambridge – Milton Keynes – Oxford growth corridor. The UK Government is committed to delivering 1 million new homes and 700,000 new jobs across the UK Growth Corridor by 2050.

## COMMUNICATIONS

	miles
A40	1.4
A34	14
Oxford	16
Swindon	25
M40	32
M4	32
Reading	40
Central London	69
Birmingham	85

## FURTHER INFORMATION

For further information on available units please contact the joint agents:



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