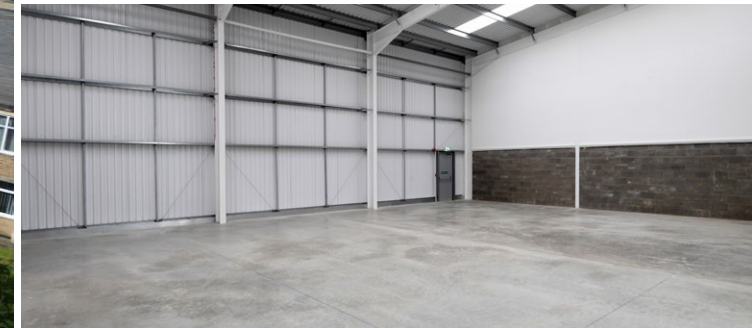


READY FOR  
OCCUPATION NOW



# Brand New Trade / Warehouse Units

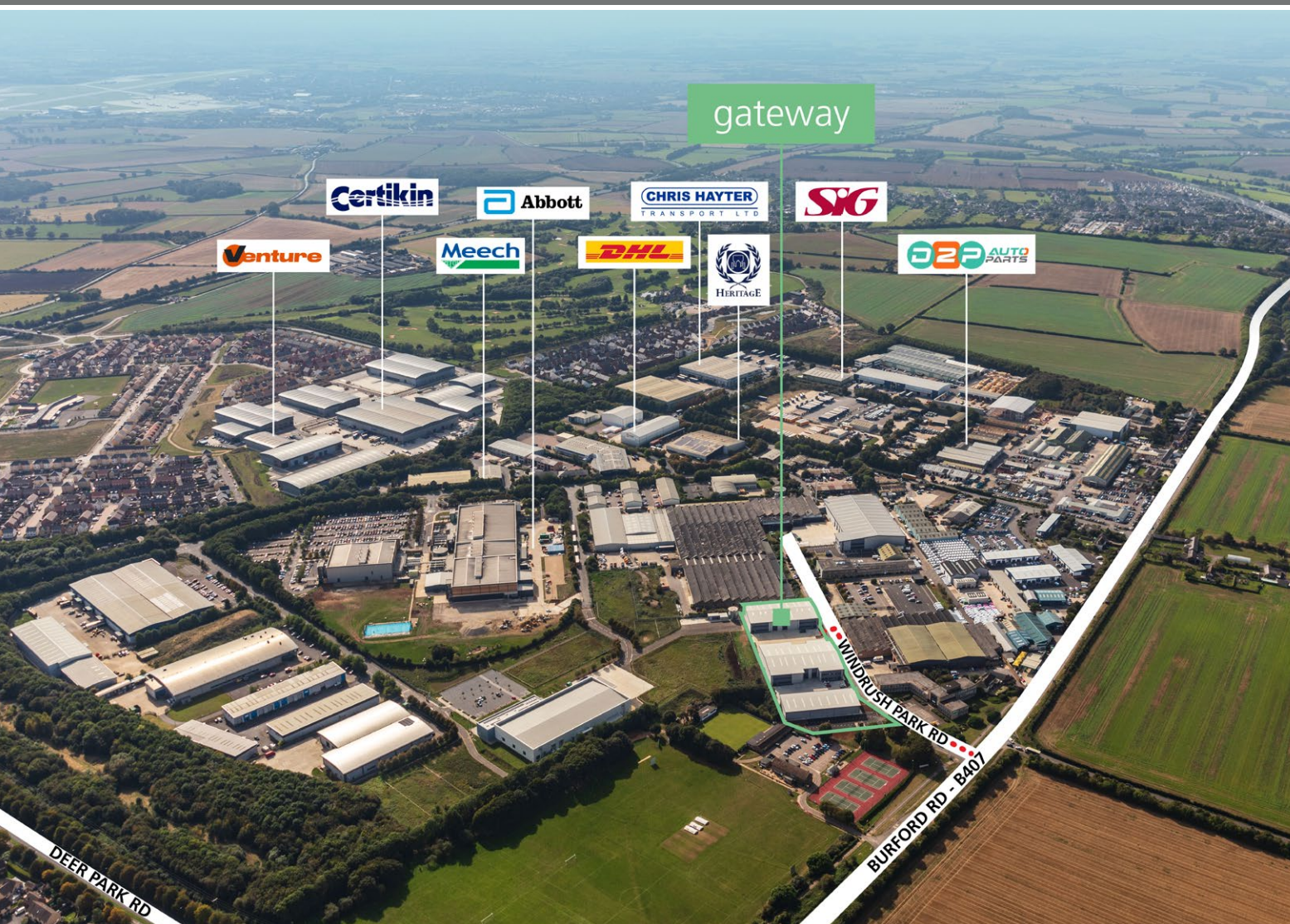
## 3,261 sq ft - 9,734 sq ft **TO LET**

- 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
- Onsite coffee shop
- Very good access to public transport

Local occupiers include:



WITNEY



## 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	3,438	–	3,438
Unit 2	3,261	–	3,261
Unit 3		LET	
Unit 4		LET	
Unit 5	6,717	1,245	7,962
Unit 6		LET	
Unit 7	6,737	1,256	7,993
Unit 8		LET	
Unit 9	8,229	1,505	9,734
<b>TOTAL</b>	<b>28,382</b>	<b>4,006</b>	<b>32,388</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



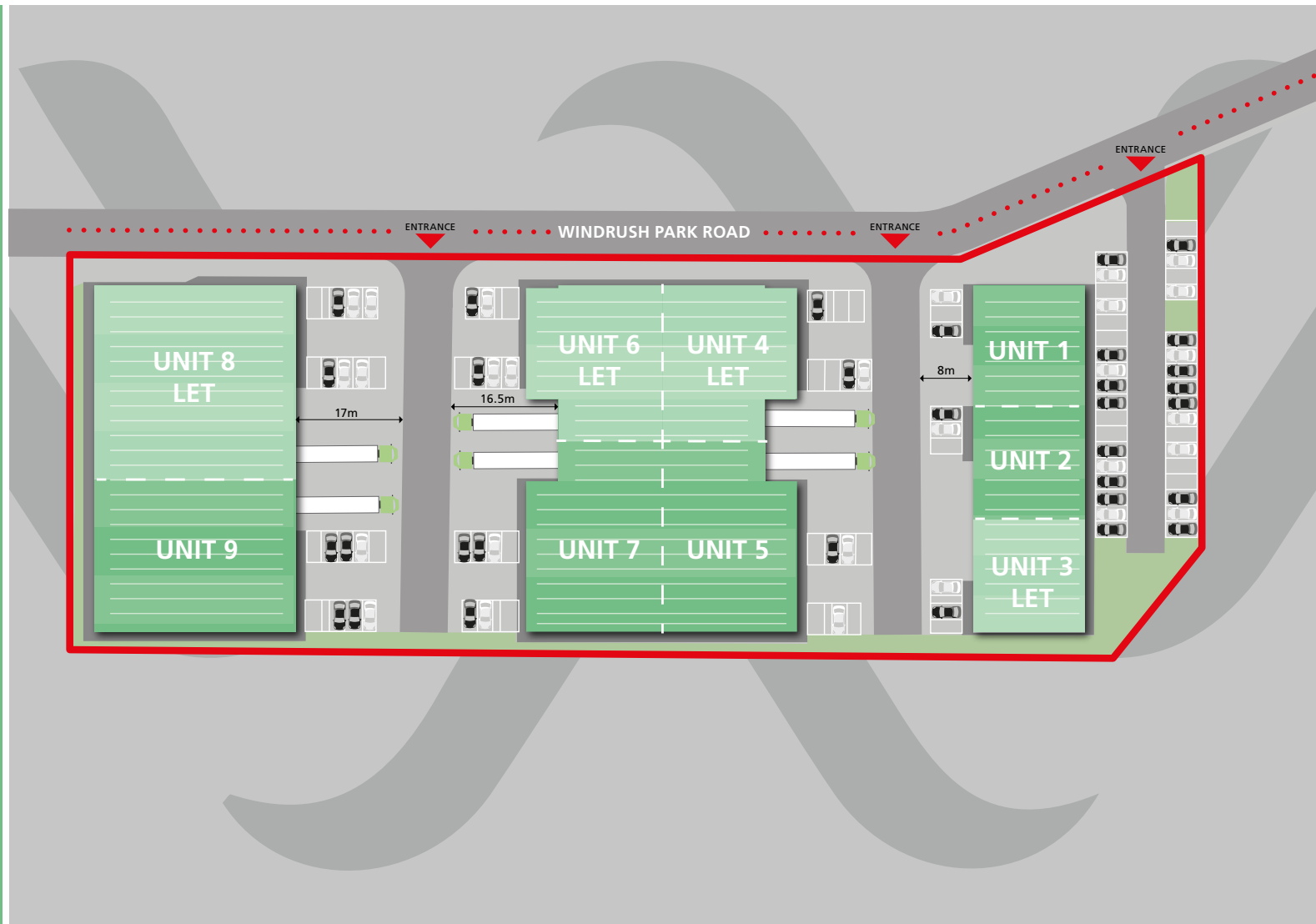
RECYCLED MATERIALS &  
SUSTAINABLE FEATURES



PROMINENT  
SIGNAGE & BRANDING



PRIVATELY OWNED  
POWER SUPPLY

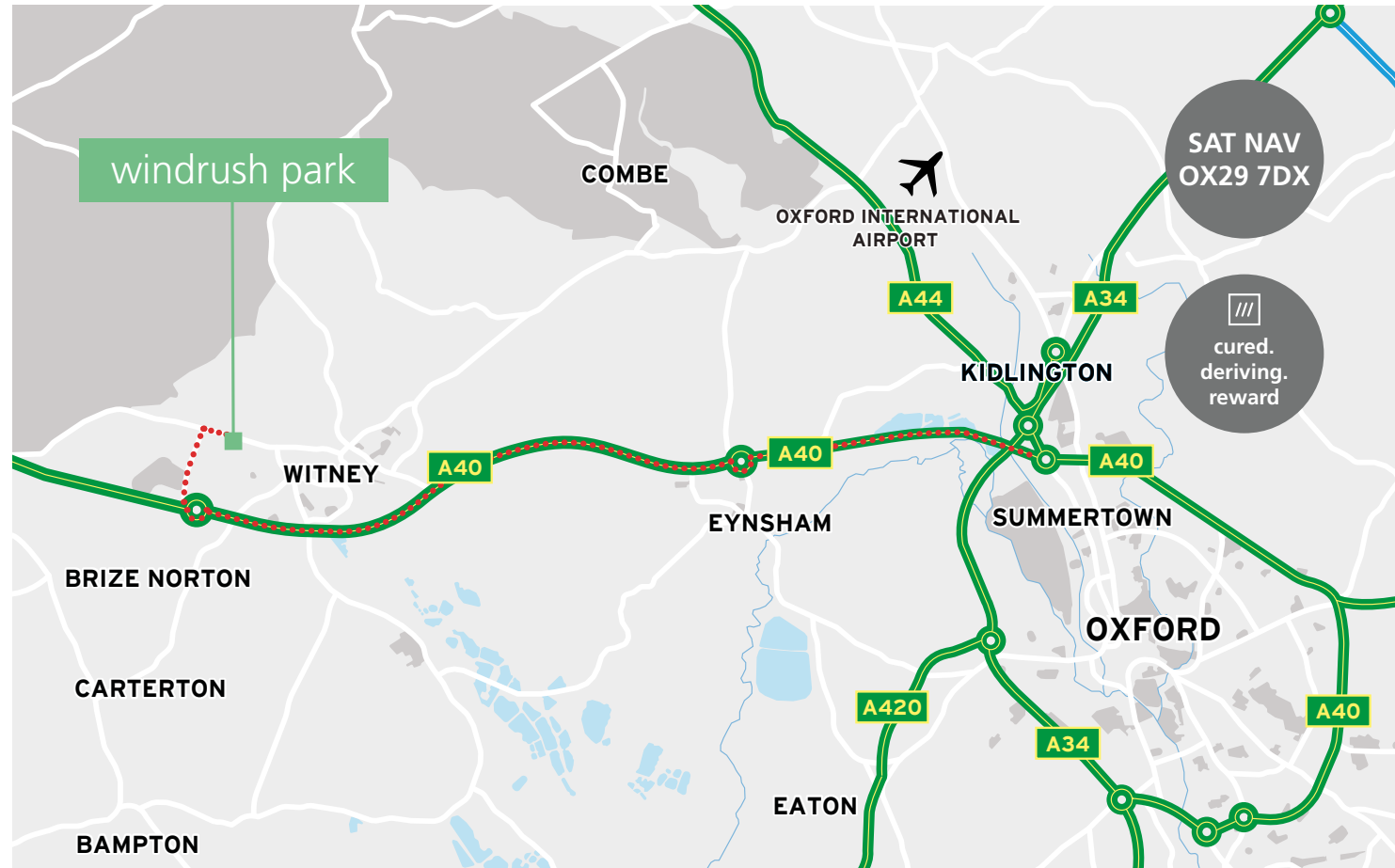


## LOCATION

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:

0186 584 8488  
www.cbre.co.uk

**Tom Barton**  
07817 033 078  
tom.barton@cbre.com

**Will Davis**  
07393 243 187  
will.davis@cbre.com

savills.co.uk savills  
01865 269 000

**Charles Rowton-Lee**  
07885 185 230  
crllee@savills.com

**Sophie Holder**  
07966 186 313  
saholder@savills.com

**Liv Thomas**  
07815 032 086  
olivia.thomas@savills.com