

# units 12 & 13

WINDRUSH PARK ■ BURFORD ROAD ■ WITNEY ■ OXFORD ■ OX29 7DX

CANMOOR



## Two New Industrial / Warehouse Units 19,430 sq ft & 38,500 sq ft **TO LET**

- 3 mins from A40
- 14 miles to A34
- Located within the 'Oxford Life Sciences Cluster'
- Easy access to Oxford City Centre
- Adjacent to Brize Norton
- Hub for innovation & high tech
- EPC rating 'A'
- Up to 40m yard depths
- High specification new units



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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 12	35,750	2,750	38,500
Unit 13	17,930	1,500	19,430
<b>TOTAL</b>	<b>53,680</b>	<b>4,250</b>	<b>57,930</b>

# WITNEY

## SPECIFICATION



9.0M CLEAR HEIGHT TO UNDERSIDE OF HAUNCH



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



HIGH SPECIFICATION FULLY FITTED OFFICES



A NEW 1MVA SUB STATION



ELECTRICALLY OPERATED LEVEL ACCESS DOORS



TOTAL 77 CAR PARKING SPACES



BREEAM RATING 'VERY GOOD'



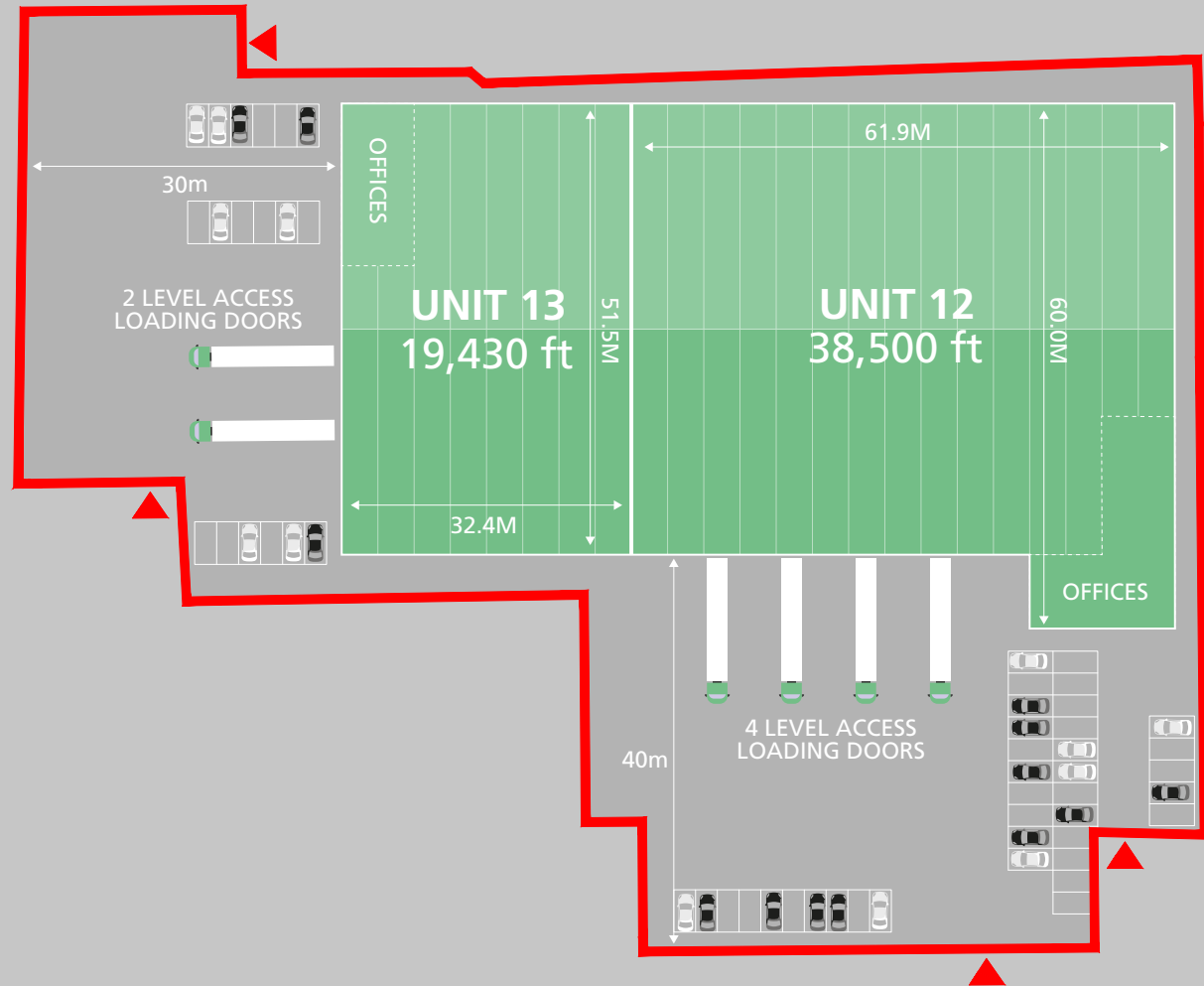
RECYCLED MATERIALS & SUSTAINABLE FEATURES



LED INTERNAL LIGHTING



SEPARATE COVERED CYCLE STORAGE AREAS





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## LOCATION

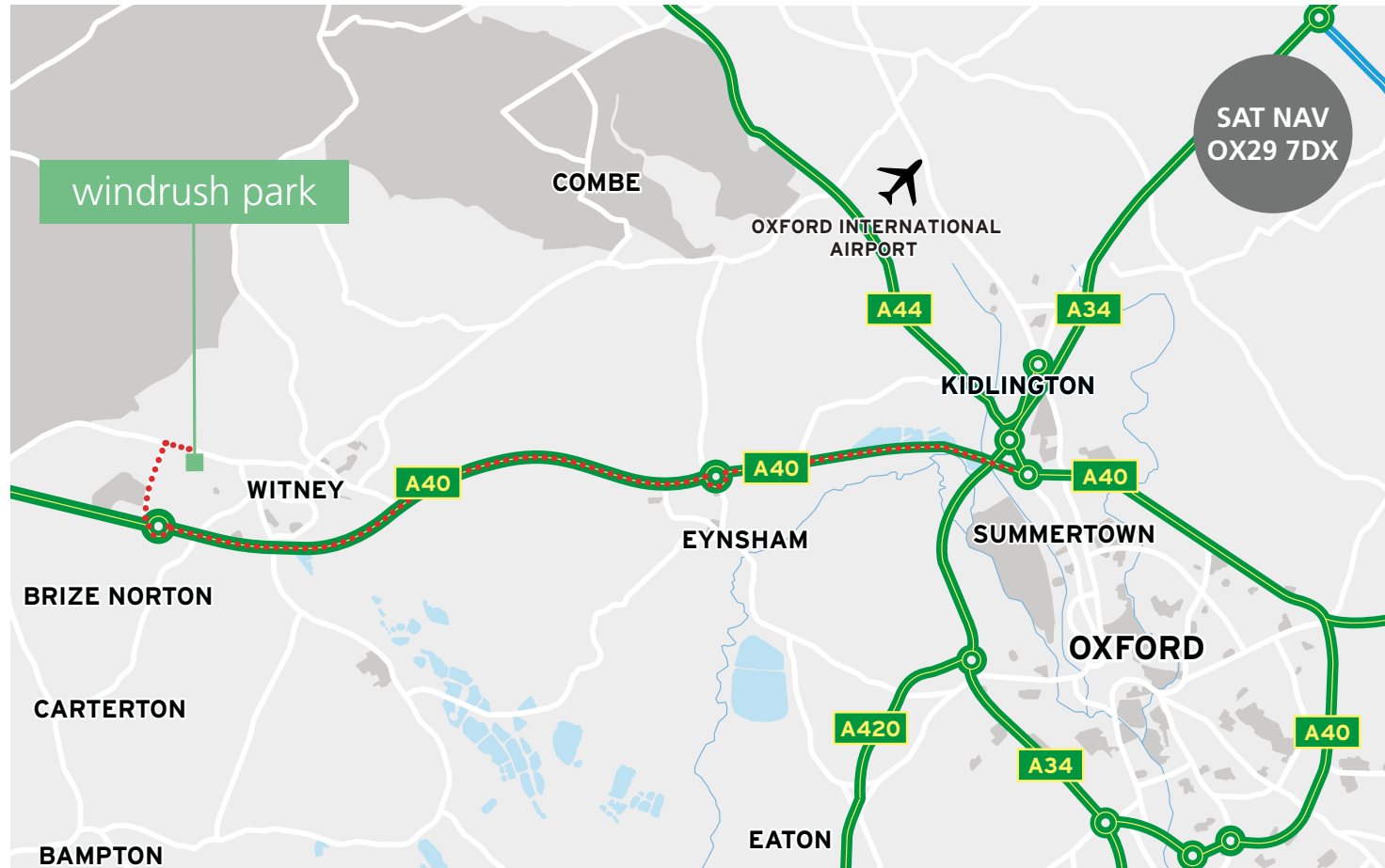
Witney is located within the Oxford Life Sciences Cluster which is viewed as one of the world's leading centres for life and medical sciences. Witney will also benefit from the growing international focus on the Cambridge – Milton Keynes – Oxford growth corridor. The UK Government is committed to delivering 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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