

unit 12

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

CANMOOR

READY FOR
OCCUPATION NOW



A New Industrial / Warehouse Unit 39,901 sq ft (3,706.9 sq m) **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
- Target EPC rating 'A'
- Up to 40m yard depths
- High specification new unit

WITNEY

unit 12

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ACCOMMODATION

The unit is built to a high specification with fitted offices, staff welfare facilities and allocated car parking, and sits 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 | 36,802 | 3,099 | 39,901 |
| TOTAL | 36,802 | 3,099 | 39,901 |

WITNEY

SPECIFICATION



9M CLEAR HEIGHT TO UNDERSIDE OF HAUNCH



50 KN/M² REINFORCED CONCRETE FLOOR



HIGH SPECIFICATION FULLY FITTED OFFICES



A NEW 1MVA SUB STATION



ELECTRICALLY OPERATED LEVEL ACCESS DOORS



TOTAL 77 CAR PARKING SPACES



TARGET BREAAAM RATING 'VERY GOOD'



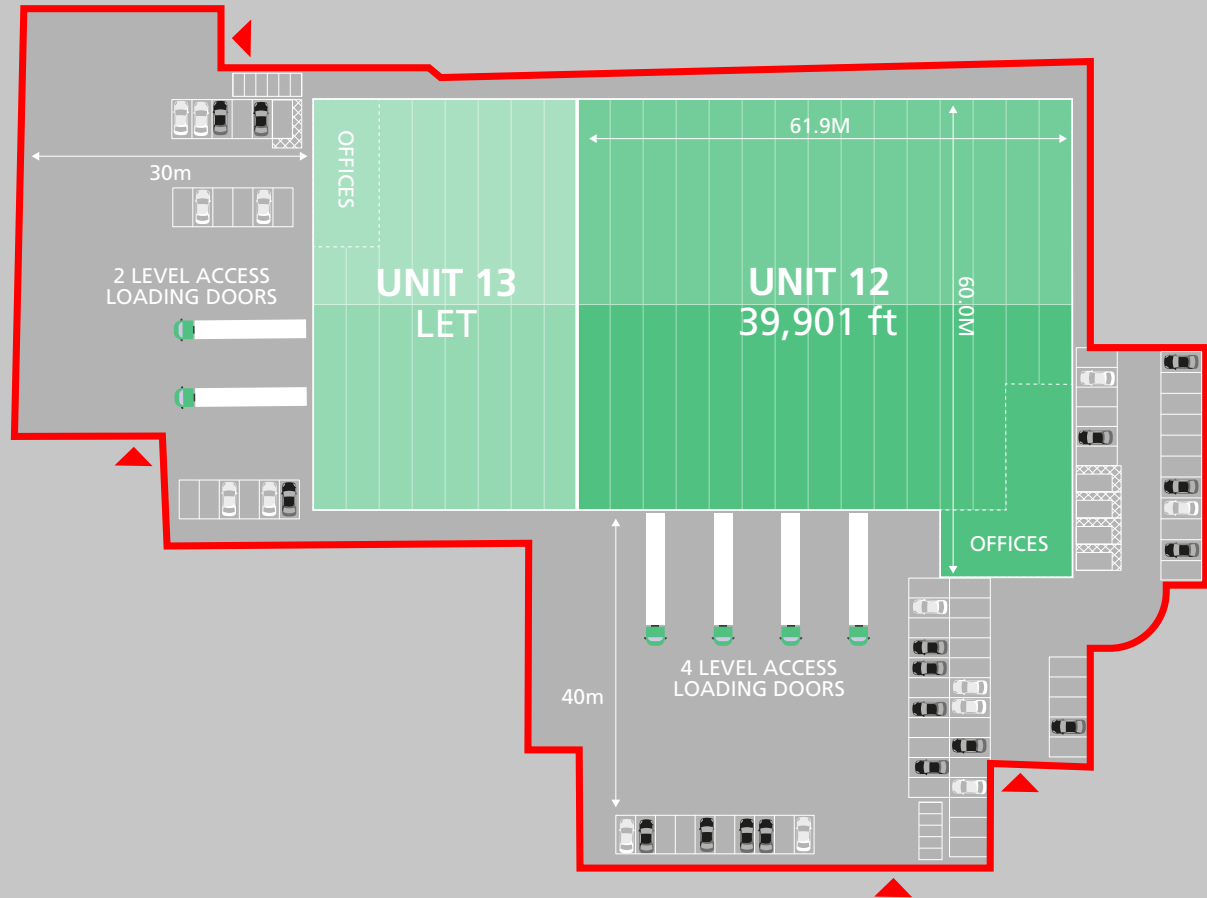
RECYCLED MATERIALS & SUSTAINABLE FEATURES



LED INTERNAL LIGHTING



SEPARATE COVERED CYCLE STORAGE AREAS



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LOCATION

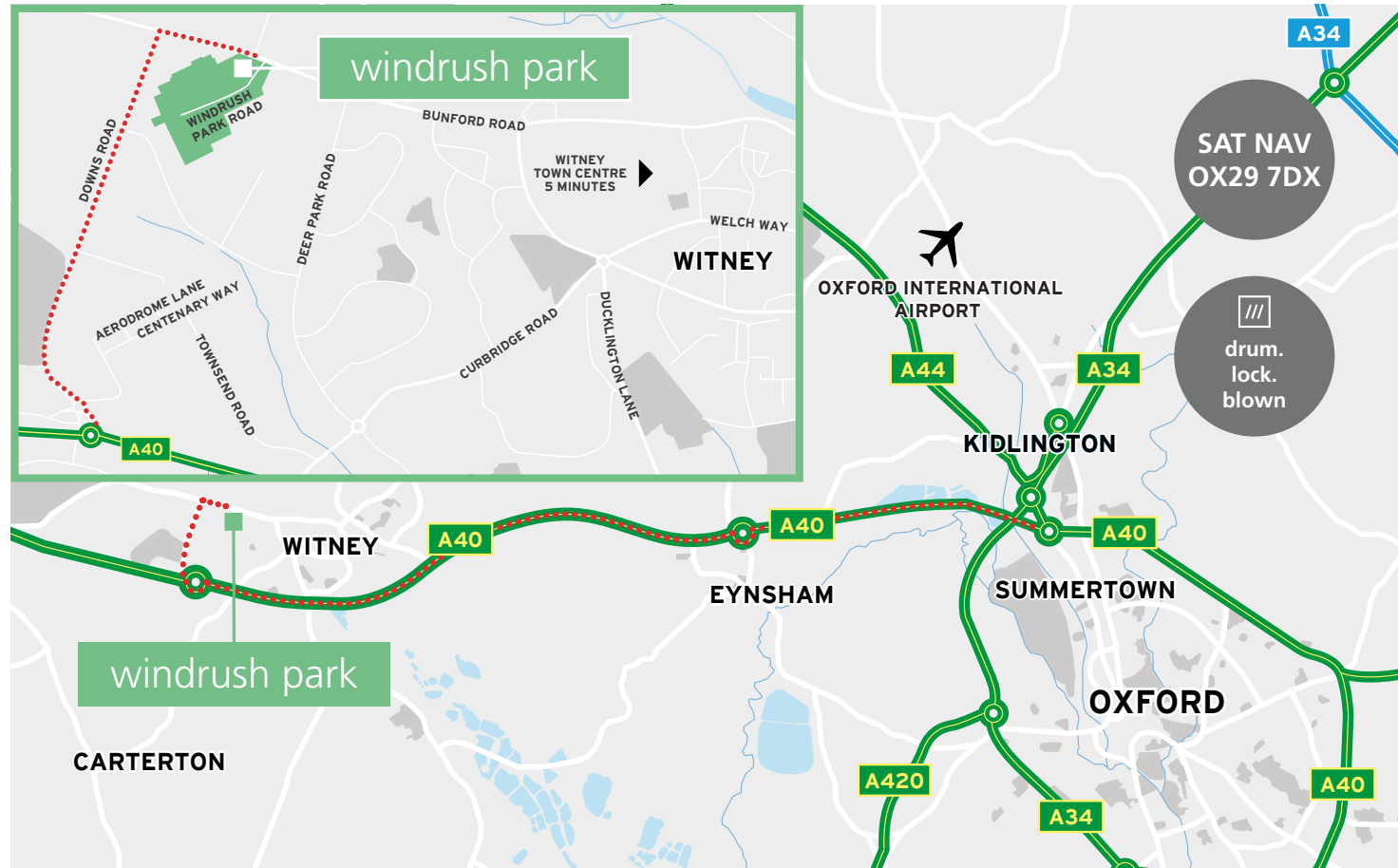
Witney is located within the Oxford Life Sciences Cluster which is viewed as one of the world's leading centres for life and medical sciences. Witney will also benefit from the growing international focus on the Cambridge – Milton Keynes – Oxford growth corridor. The UK Government is committed to delivering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