

TUNGSTEN PARK
//WITNEY

FOR SALE/TO LET
**HIGH SPECIFICATION INDUSTRIAL/
WAREHOUSE UNITS**

10,000-40,000 SQ FT
AVAILABLE FROM Q3 2020

**DOWNS ROAD,
WITNEY,
OX29 7NZ**

www.tungstenpark-witney.com

A Development By

TUNGSTEN
PROPERTIES

//BURFORD ROAD

//KC AUTOCOLOURS

//AUTO TYRE

//FRANCIS LEVEL & CO

//DEL EQUIPMENT

//MEDIAFLEET

//LUCY CASTINGS

//CORDELL FURNITURE

//INKTEC EUROPE

//RIGHT TRACK MOTORCYCLES

//OPEN DOORS

//SIG CONSTRUCTION ACCESSORIES

//HAYSHAM

//CHRIS HAYTER TRANSPORT

//BRITISH MOTOR HERITAGE

//SCHOLASTIC BOOK CLUB

//ABBOTTS LABORATORIES

//DOWNS ROAD

//MEECH HQ

//FINE PRINT SERVICES

A HIGHLY REGARDED BUSINESS DESTINATION

TUNGSTEN PARK WITNEY IS STRATEGICALLY SITUATED 500M FROM A NEW JUNCTION OF THE A40 ALLOWING EASY ACCESS TO OXFORD AND THE SURROUNDING AREA.

TUNGSTEN PARK WITNEY OFFERS HIGH GRADE WAREHOUSE AND INDUSTRIAL UNITS TO AN AFFLUENT AND EVOLVING ECONOMY

BUILT FOR YOUR BUSINESS

UNIT SPECIFICATION

UNIT 1	SQ FT
WAREHOUSE	18,000
OFFICES	2,000
TOTAL GIA	20,000
EAVES HEIGHT	8M
LOADING DOORS	2
CAR PARKING	31
YARD DEPTH	25M

UNIT 2	SQ FT
WAREHOUSE	20,000
OFFICES	2,000
TOTAL GIA	22,000
EAVES HEIGHT	8M
LOADING DOORS	2
CAR PARKING	54
YARD DEPTH	45M

UNIT 3	SQ FT
WAREHOUSE	25,000
OFFICES	3,000
TOTAL GIA	28,000
EAVES HEIGHT	8M
LOADING DOORS	3
CAR PARKING	30
YARD DEPTH	34M

UNIT 4 - LET	SQ FT
WAREHOUSE	LET
OFFICES	LET
TOTAL GIA	LET

UNIT 5A	SQ FT
WAREHOUSE	12,000
OFFICES	1,000
UNIT 5B	
WAREHOUSE	10,000
OFFICES	1,000
UNIT 5C	
WAREHOUSE	10,000
OFFICES	1,000
UNIT 5D	
WAREHOUSE	10,000
OFFICES	1,000
TOTAL GIA	46,000
EAVES HEIGHT	8M
CAR PARKING	64
YARD DEPTH	20M

UNIT 6A	SQ FT
WAREHOUSE	10,000
OFFICES	1,000
UNIT 6B	
WAREHOUSE	10,000
OFFICES	1,000
UNIT 6C	
WAREHOUSE	10,000
OFFICES	1,000
TOTAL GIA	33,000
EAVES HEIGHT	8M
CAR PARKING	51
YARD DEPTH	20M

UNIT 7 - LET	SQ FT
WAREHOUSE	LET
OFFICES	LET
TOTAL GIA	LET

// PHASE 2 DEVELOPMENT

PHASE 2 COMPRISES A FURTHER 9 ACRES OF DEVELOPMENT LAND, AVAILABLE TO ACCOMMODATE UP TO 200,000 SQ FT. OPPORTUNITIES ARE INVITED ON A DESIGN AND BUILD BASIS, WITH FURTHER INFORMATION AVAILABLE UPON REQUEST.

// TOTAL SITE AREA - 24.7 ACRES



SPECIFICATION
FIRST FLOOR OFFICES
RAISED FLOORS
SUSPENDED CEILINGS
FULLY CARPETED
LED LIGHTING
COMFORT COOLING
MALE AND FEMALE WCS
DISABLED WC
TARGET EPC RATING OF A
FLOOR LOADING 50KN
10% NATURAL ROOF LIGHTS
SECURE YARDS
LANDSCAPED ENVIRONMENT
EXTERNAL AMENITY SPACE
ALL MAINS SERVICES PROVIDED



THE SITE HAS OUTLINE PLANNING PERMISSION FOR B1C, B2 AND B8 USES. A RESERVED MATTERS APPLICATION HAS BEEN SUBMITTED FOR THE PROPOSED SCHEME.

A PROVEN BUSINESS LOCATION



£10.02 - AVERAGE HOURLY WAGE IS 25% LOWER THAN THE NATIONAL AVERAGE



350,119 ECONOMICALLY ACTIVE PEOPLE WORK WITHIN 20KM



ACCESS TO A SKILLED WORKFORCE - HIGHER THAN THE SOUTH EAST / UK AVERAGE



THE TOWN HAS BECOME KNOWN FOR ITS MANY HI-TECH BUSINESSES



43% OF PEOPLE IN A 20KM RADIUS ARE EDUCATED TO A DEGREE LEVEL OR HIGHER



3.4 MILES TO BRIZE NORTON. A MAJOR DISTRIBUTION AND HUB FOR THE RAF



11.5% OF EMPLOYEE JOBS ARE IN MANUFACTURING AGAINST THE NATIONAL AVERAGE OF 8.2%

SOURCE: NOMIS



SOURCE: DRIVE TIME MAPS

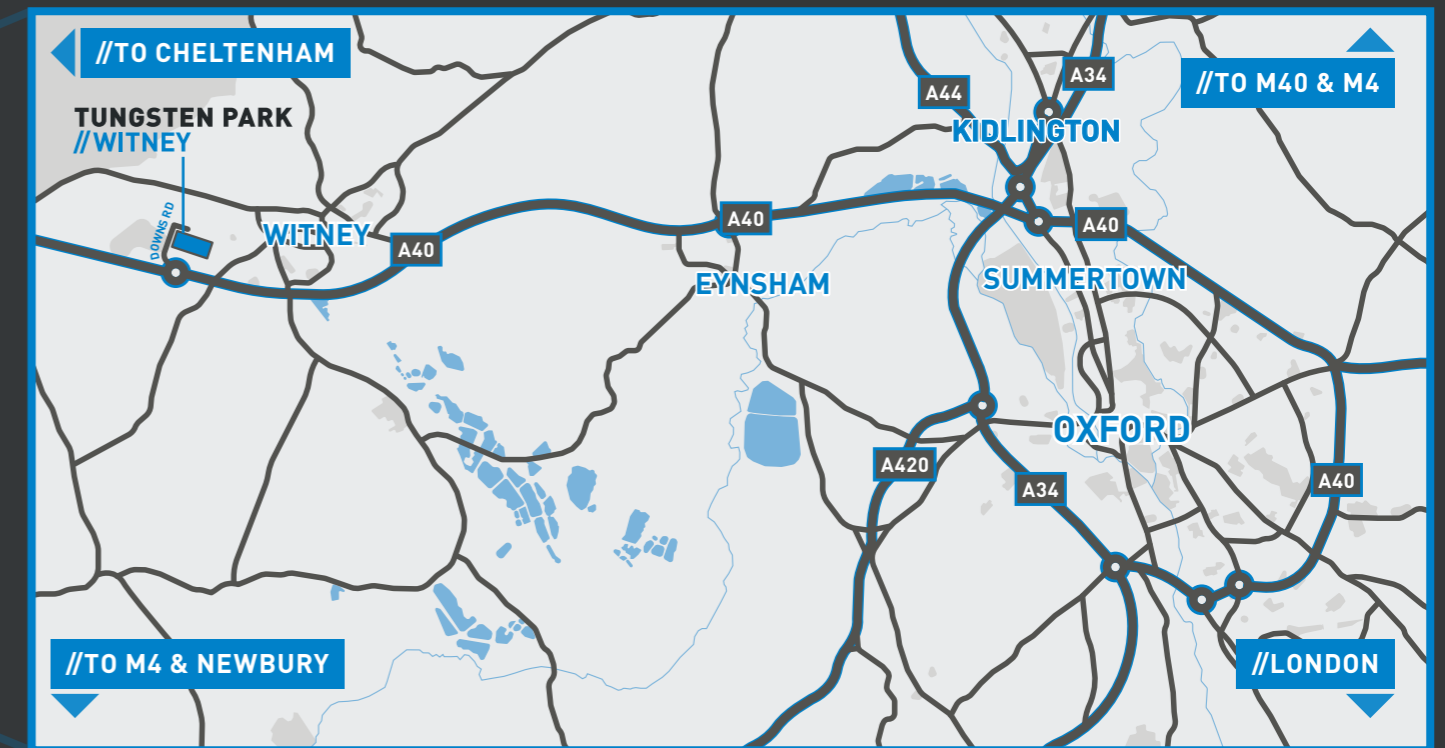
WITNEY IS THE PRINCIPAL TOWN OF WEST OXFORDSHIRE AND HAS EXPERIENCED CONSIDERABLE GROWTH OVER THE LAST FEW YEARS RESULTING IN SUBSTANTIAL COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. THE TOWN IS A VIBRANT COMMERCIAL MARKET BENEFITING FROM ITS CLOSE LINKS WITH OXFORD AND ITS ASSOCIATED INDUSTRIAL, TECHNOLOGY AND SERVICE BUSINESSES.

THE TOWN IS ALSO WELL KNOWN FOR ITS HIGH QUALITY ENVIRONMENT, SPORTING AND SOCIAL AMENITIES. THESE INCLUDE A MODERN TOWN CENTRE SHOPPING DEVELOPMENT, A WIDE VARIETY OF NEW AND HISTORIC HOUSING, RESTAURANTS BOTH IN THE TOWN AND SURROUNDING COTSWOLD VILLAGES.

TRAVEL TIMES

	MILES		MILES
A40	0.3	ABINGDON	16.1
RAF BRIZE NORTON	3.4	M40 JUNCTION 9	18.0
KIDLINGTON	14.0	CHELTENHAM	27.6
OXFORD	14.6	LONDON	68.6

SOURCE: GOOGLE MAPS



TERMS

THE UNITS ARE AVAILABLE ON A LEASEHOLD OR FREEHOLD BASIS
WITH TERMS AVAILABLE ON APPLICATION.

SERVICE CHARGE

A SERVICE CHARGE WILL BE LEVIED FOR THE UPKEEP OF THE ESTATE

BUSINESS RATES

ALL ENQUIRIES REGARDING BUSINESS RATES SHOULD BE
MADE TO WEST OXFORDSHIRE COUNCIL.

FURTHER INFORMATION

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