

**DQ 120 - UNDER CONSTRUCTION**

**DQ 190 - BUILT TO SUIT**

A NEW WAREHOUSE /  
LOGISTICS / R&D DEVELOPMENT  
OFFERING UNITS OF  
121,319 SQ FT & 189,834 SQ FT

# **DIDCOT**

# **QUARTER**



**OXFORD**

OXFORDSHIRE  
OX14 4TA



# A UNIQUE

**DQ120: Under construction**

**DQ190: Built to suit**

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Strategic site with excellent  
access to the A34

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Outstanding amenity space

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Flexible office content

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Detailed planning permission granted

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Enterprise Zone Status

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Leasehold options available

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Highly sustainable design



**A UNIQUE WAREHOUSE / LOGISTICS  
SITE OFFERING UNRIVALLED SPACE  
DESIGNED TO SUIT A RANGE OF  
END USERS IN A RECOGNISED  
STRATEGIC LOCATION.**

**OFFER**



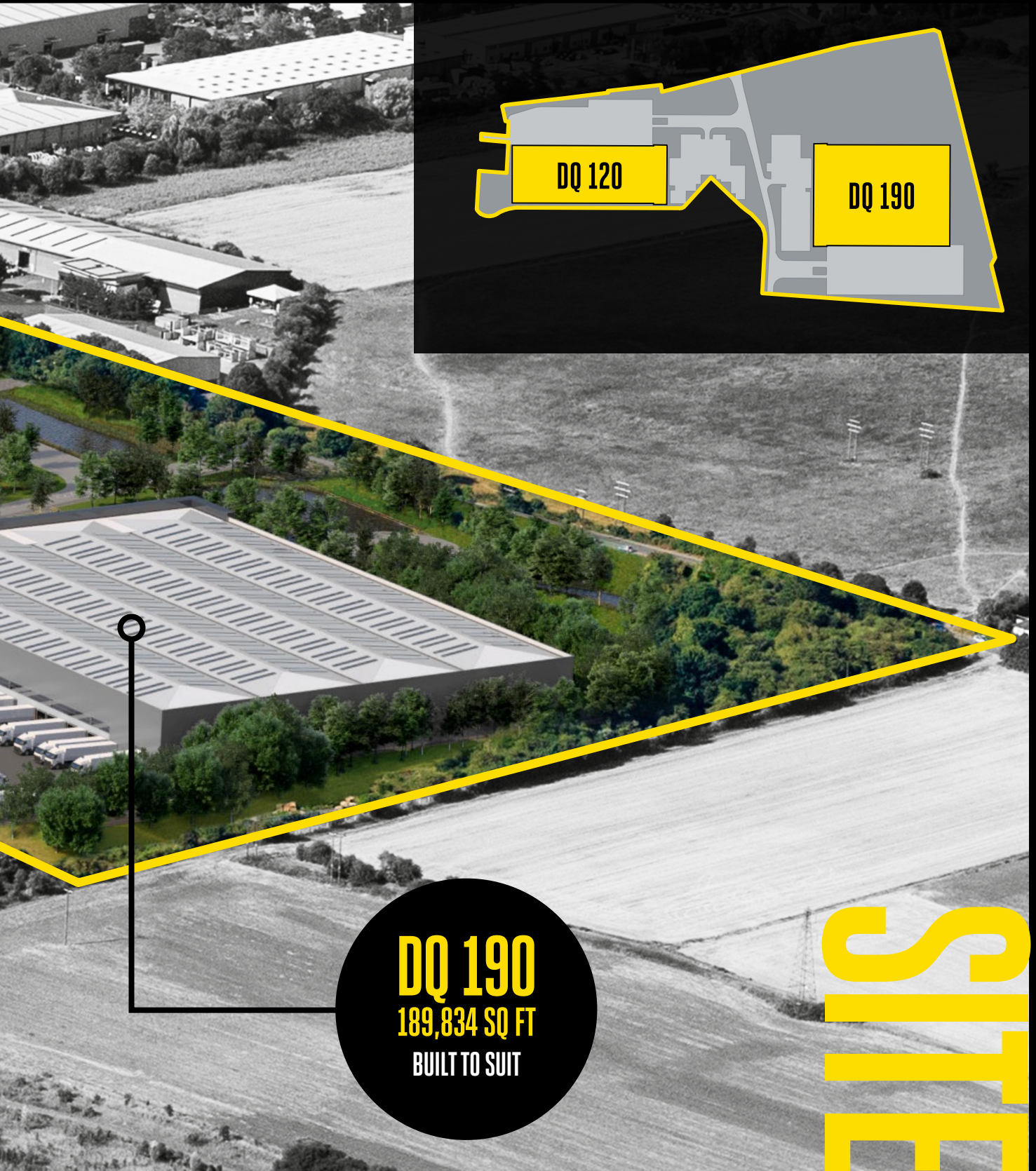
# STRATEGIC

**DQ 120**

**121,319 SQ FT**

**ON SITE NOW -  
AVAILABLE Q1 2020**





**DQ 190**  
189,834 SQ FT  
BUILT TO SUIT

**SITE**



# SERENE



Didcot Quarter has been designed to promote the health and well being of your employees and offers 5 acres of naturally landscaped space with native trees, shrubs and wildflowers to enhance the wildlife corridor network.

Features include a boardwalk and grass amphitheatre with a waterside setting providing the perfect area for employees to relax and unwind.







# IMPRESSIVE



The units feature dramatic glazed façades, with contemporary flexible offices to impress staff and visitors alike.

The buildings have been designed to be highly sustainable aiming to achieve BREEAM 'Excellent' and in accordance with the principles of the 'Well Building' standard.





DESIGN

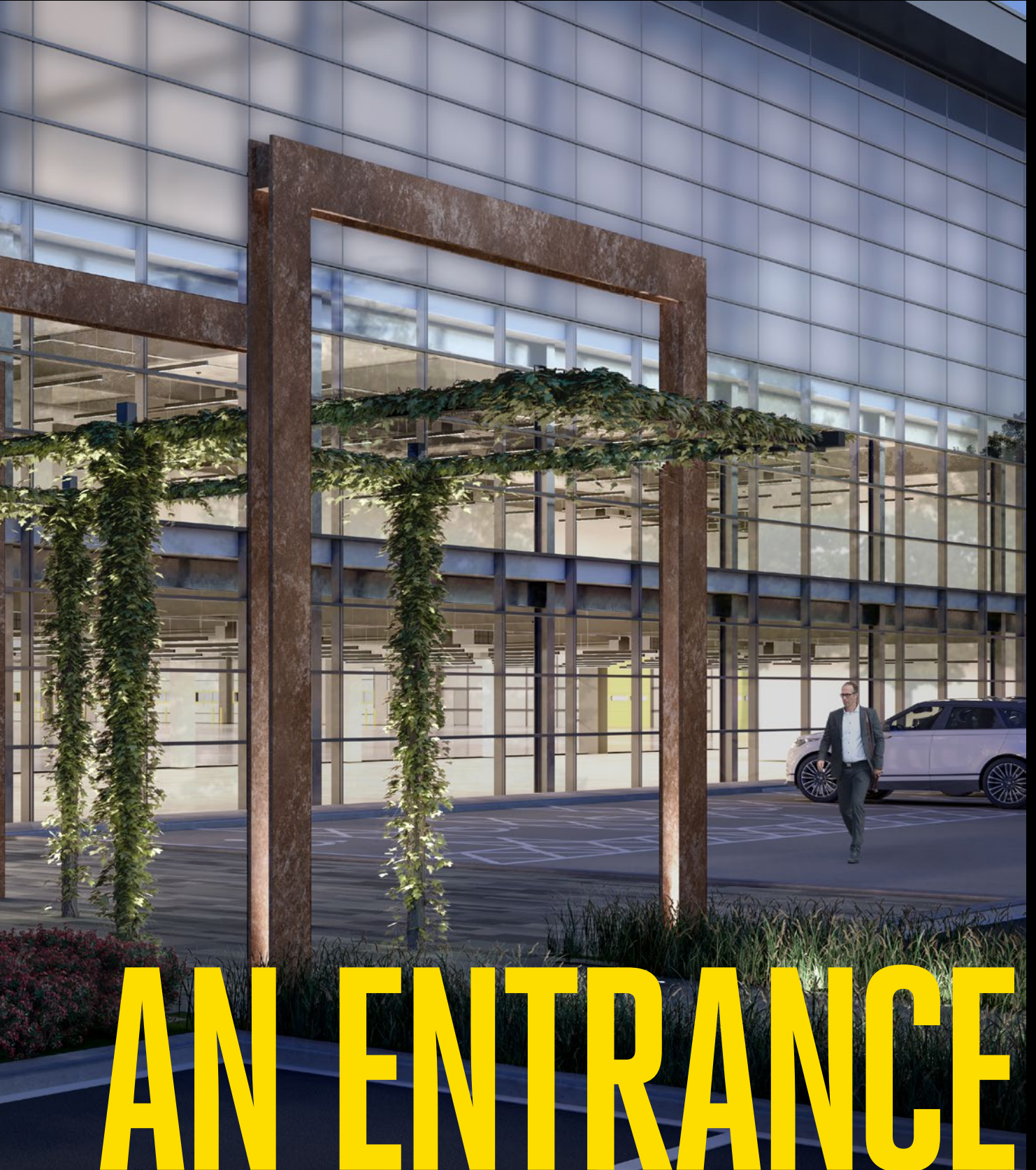


# MAKING



As part of the superior design of the units, Didcot Quarter will feature high quality external finishes and a green pergola to enhance the approach to your entrance and create a more welcoming environment for employees and customers.







# DQ 120

UNDER CONSTRUCTION -  
AVAILABLE Q1 2020



ACCESS TO **5 ACRES** OF NATURALLY  
LANDSCAPED AMENITY SPACE



**10% TRANSLUCENT** ROOF PANELS



**FULLY GLAZED** 3-STOREY OFFICE FAÇADE



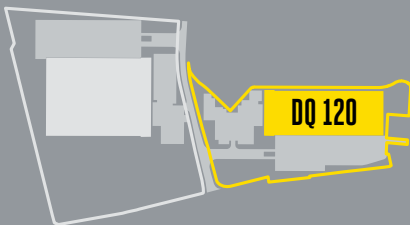
BREEAM '**EXCELLENT**'



EPC RATING '**A**'

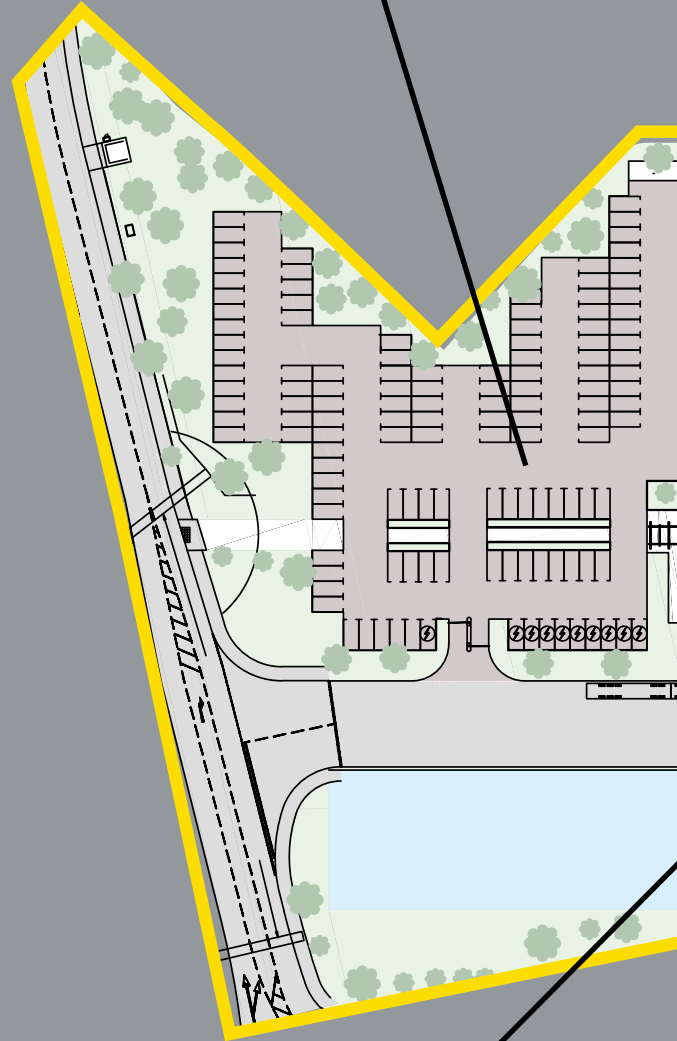
## SITE AREA

8.36 ACRE (3.38HA)



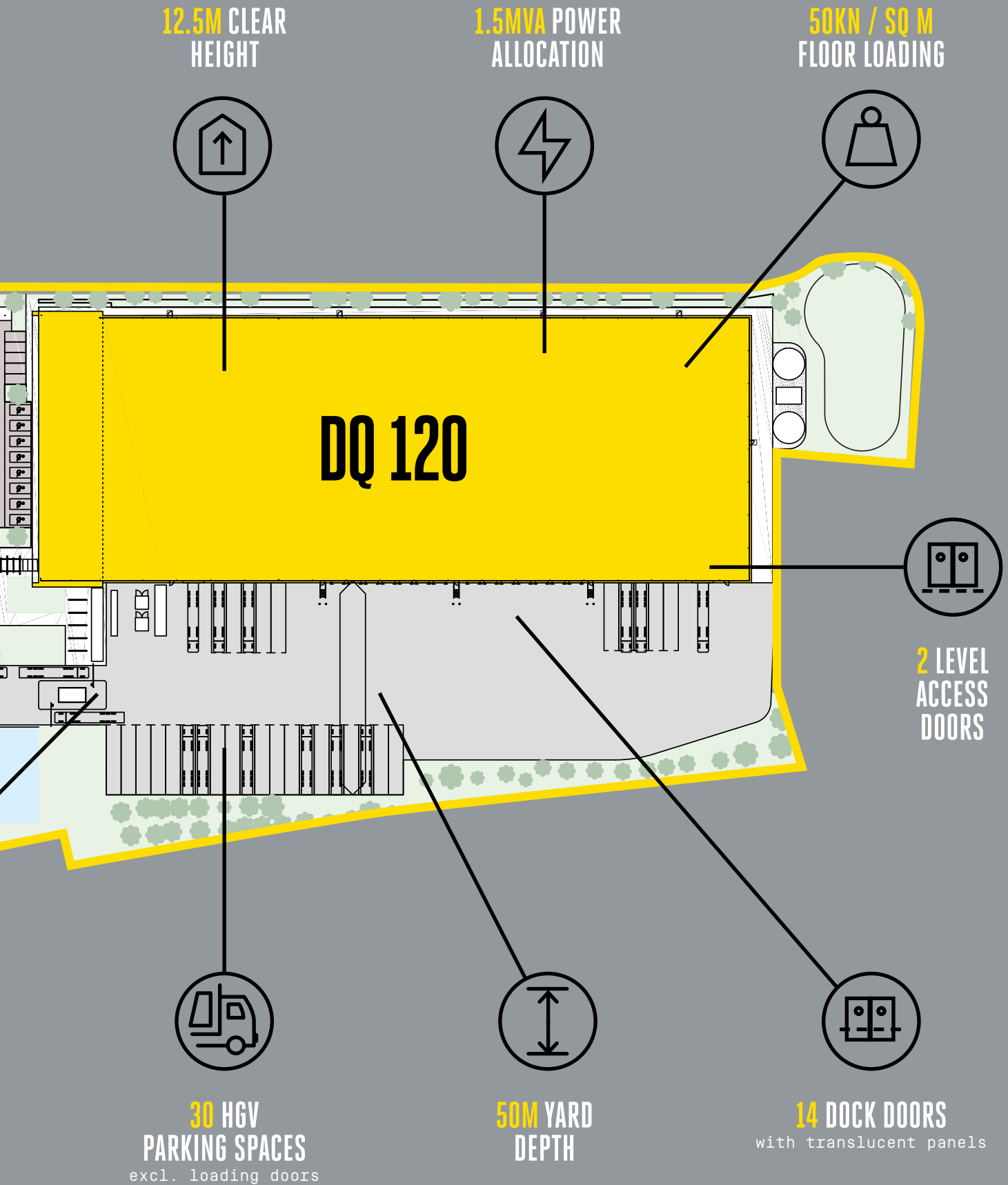
	SQ FT [GIA]	SQ M [GIA]
Warehouse	110,190	10,237
First Floor Offices	10,914	1,014
Gatehouse	215	20
<b>Total</b>	<b>121,319</b>	<b>11,271</b>

**146 CAR**  
PARKING SPACES



**01 GATEHOUSE**







# DQ 190

AVAILABLE ON A BUILT TO SUIT BASIS WITHIN  
10 MONTHS OF AN AGREEMENT FOR LEASE



ACCESS TO **5 ACRES** OF NATURALLY  
LANDSCAPED AMENITY SPACE



**10% TRANSLUCENT** ROOF PANELS



**FULLY GLAZED** 3-STOREY OFFICE FAÇADE



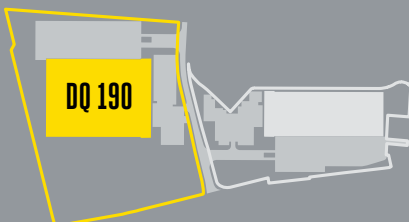
BREEAM '**EXCELLENT**'



EPC RATING '**A**'

## SITE AREA

### 10.15 ACRES (4.10 HA)



	SQ FT [GIA]	SQ M [GIA]
Warehouse	170,879	15,875
First Floor Offices	18,740	1,741
Gatehouse	215	20
<b>Total</b>	<b>189,834</b>	<b>17,636</b>



**42 HGV**  
**PARKING SPACES**  
excl. loading doors



**50M YARD**  
**DEPTH**

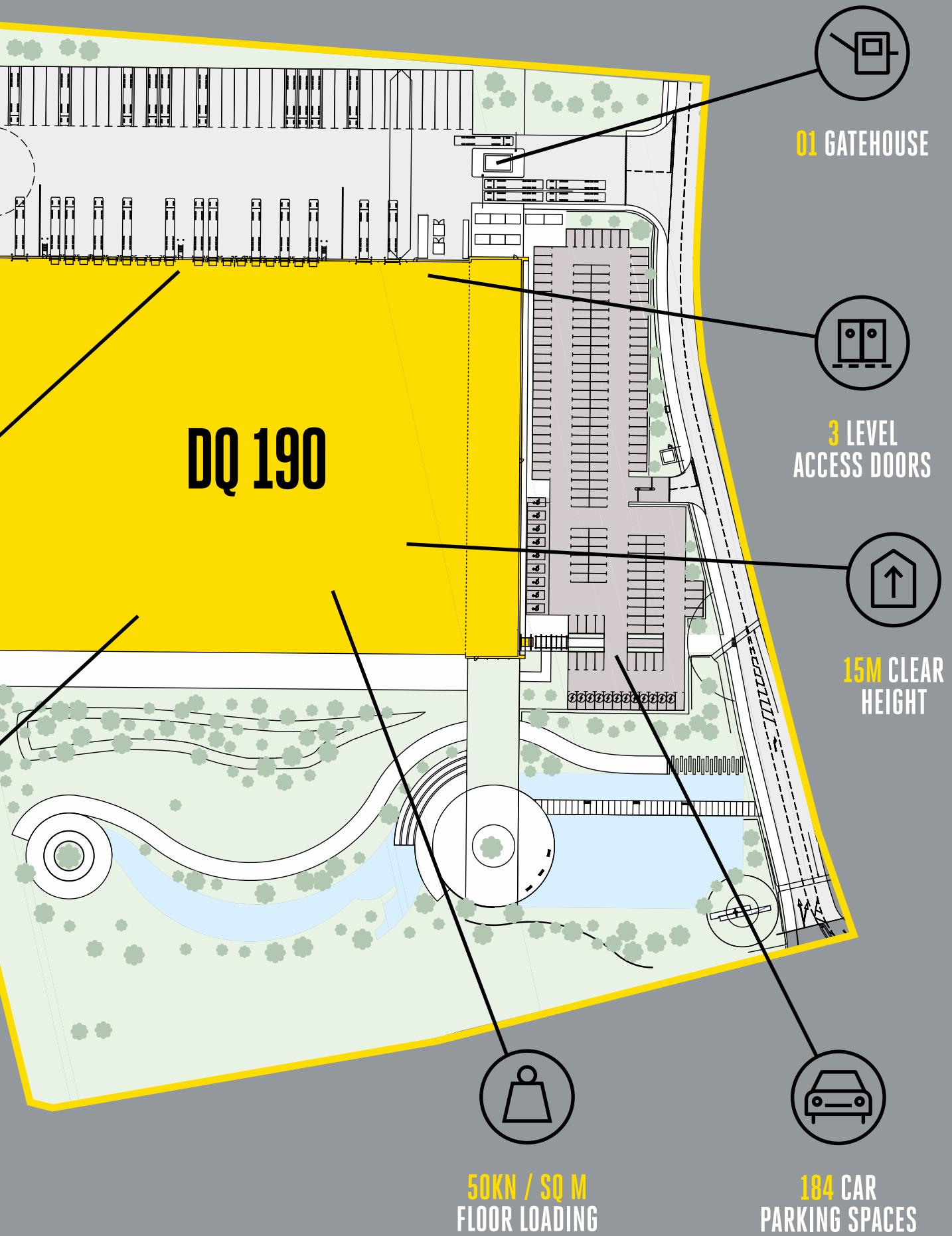


**18 DOCK DOORS**  
with translucent panels



**1.5MVA** POWER ALLOCATION







# FLEXIBLE

With versatile warehouse units, Didcot Quarter is suitable for a wide range of occupiers.



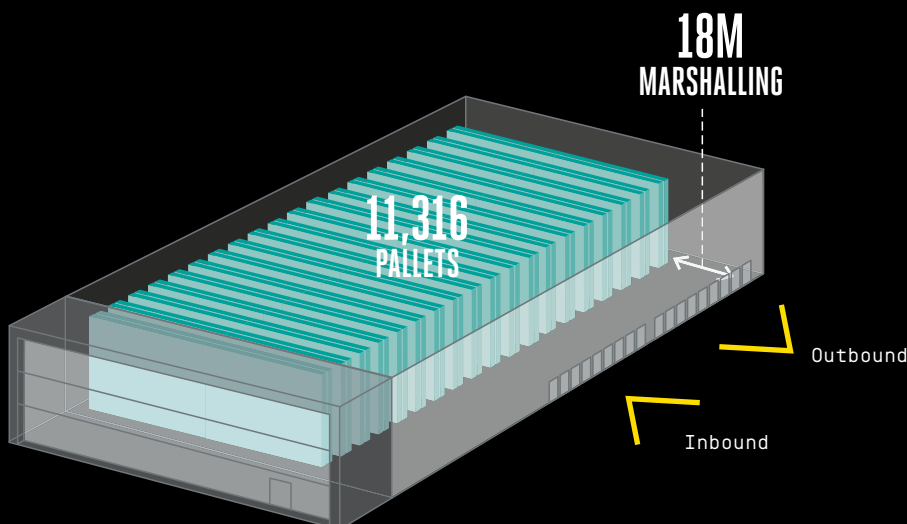
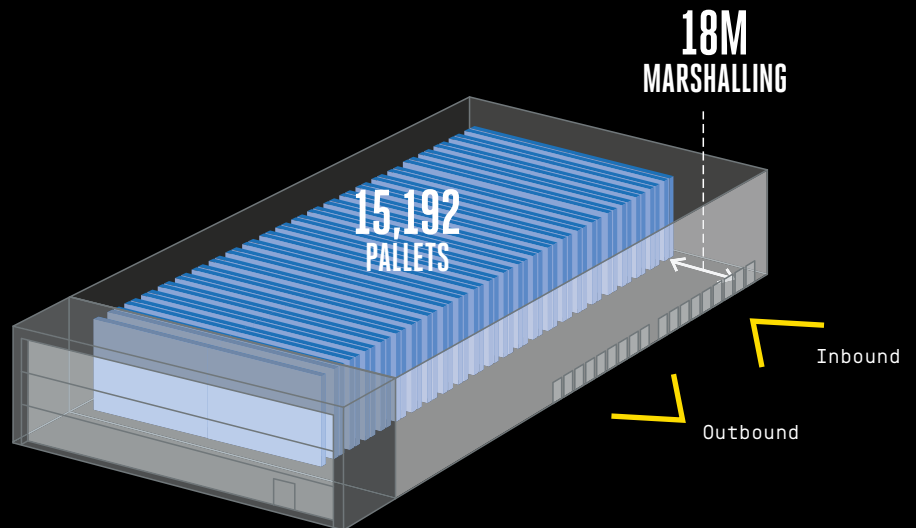
# SPACE



# DQ 120 LAYOUT

## VNA STORAGE LAYOUT

<span style="color: blue;">■</span> VNA Racking	
G+5 Level	2,592 Pallets
G+6 Level	12,600 Pallets
Total	15,192 Pallets



## WIDE AISLE STORAGE LAYOUT

<span style="color: teal;">■</span> Wide Aisle Racking	
G+5 Level	1,908 Pallets
G+6 Level	9,408 Pallets
Total	11,316 Pallets



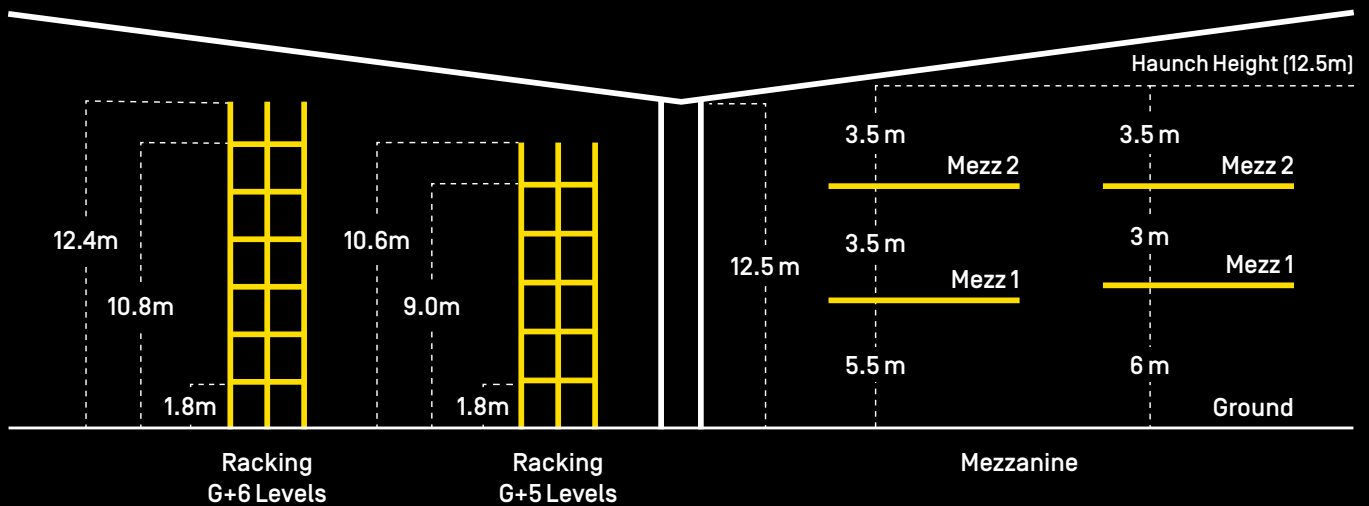
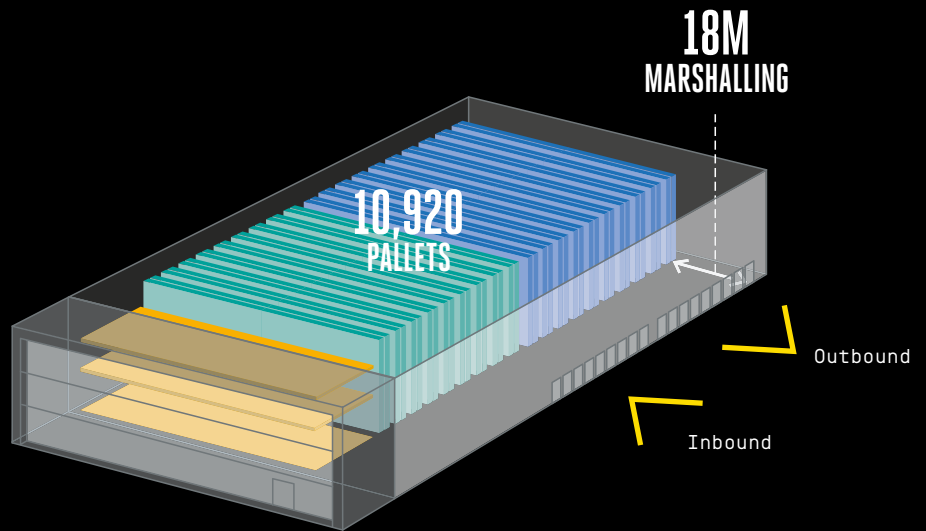
# OPTIONS

## MIXED USE LAYOUT WITH ENHANCED OFFICE CONTENT

**Mezzanine**  
 Floor 12,357 sq ft  
 Total 37,071 sq ft  
 [Ground + 2 Mezzanine Levels]  
 Provides a total of up to 61,431 sq ft including the allocated office space [see page 23].

**VNA Racking**  
 G+5 Level 1,104 Pallets  
 G+6 Level 5,376 Pallets  
 Total 6,480 Pallets

**Wide Aisle Racking**  
 G+5 Level 744 Pallets  
 G+6 Level 3,696 Pallets  
 Total 4,440 Pallets





# DYNAMIC





Column free 14m span

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Fully glazed frontage providing abundant natural light

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150mm raised access floors

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Exposed four-pipe fan coil a/c with fresh air ventilation

Passenger lifts

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High quality WCs, shower and locker rooms as standard

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Suspended LED lighting with PIR sensors

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Offices designed to accommodate a 1:8 occupancy ratio



OFFICES



# DQ 120

## OFFICE PLANS

### GROUND FLOOR

**8,120 SQ FT** (754 SQ M)

#### GROUND FLOOR RECEPTION AREA

**8,120 SQ FT** (754 SQ M)

### FIRST FLOOR

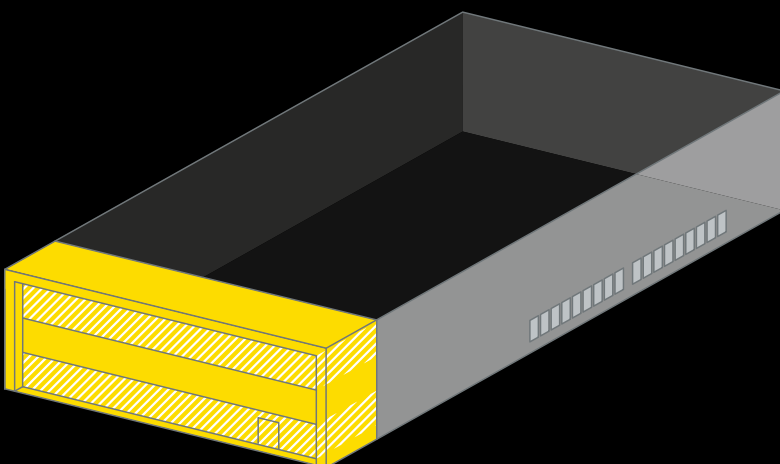
**7,210 SQ FT** (670 SQ M)

### SECOND FLOOR

**8,940 SQ FT** (831 SQ M)

### INDICATIVE SPACE PLAN

**7,210 SQ FT** (670 SQ M)

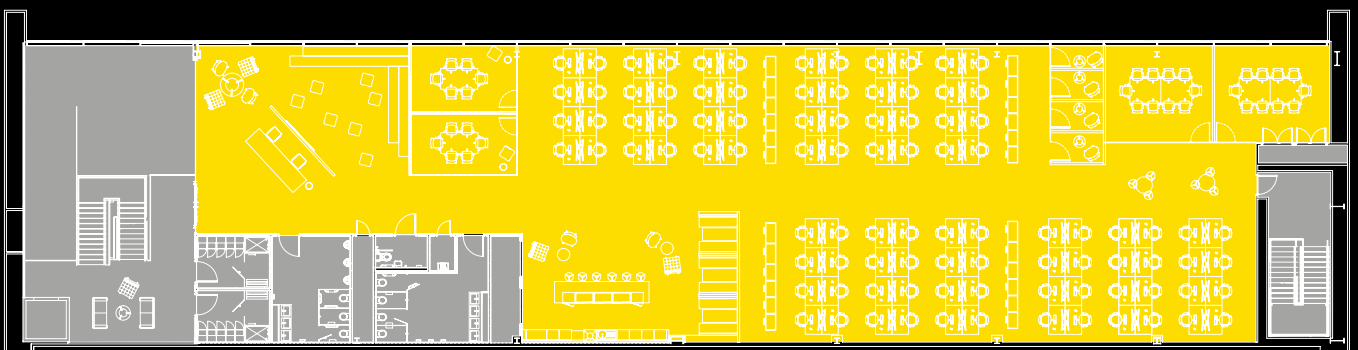
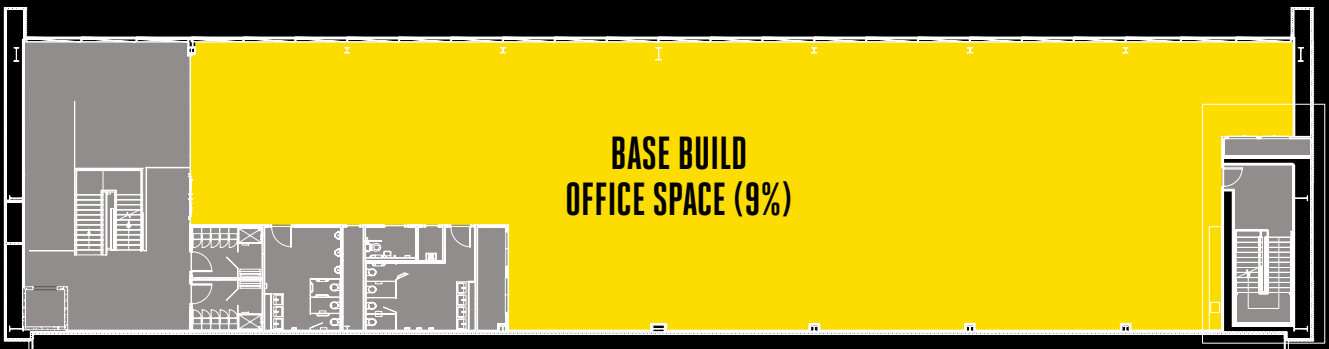


- Base Build
- ▨ Flexible Space
- Core

For indicative purposes only.  
Not to scale.



## OFFICE LAYOUT





# A HIGH SPECIFICATION

## SUSTAINABILITY CREDENTIALS

10% of energy supply from on-site renewable technology via PV array and air source heat pumps

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Rainwater harvesting system

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Installation of a new bus stop and cycle path to promote sustainable methods of transport

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Fresh air ventilation with high levels of heat recovery and filtration to reduce energy consumption and ensure good air quality

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Didcot Quarter will achieve the following standards:

- BREEAM Excellent
  - Well Standard Enabled
  - EPC A Rating
-



# DQ 120

## UNDER CONSTRUCTION - READY Q1 2020

### DOORS AND DOCKS

Standard Loading Docks	14 No.
Standard Dock Door Size	2.75m wide x 3m high clear opening
Standard Dock Leveller Size	Will rise to a trailer bed height of 1550mm and fall to a trailer bed height of 1050mm
Dock Wall Height	1.2m
Level Access Doors	2 No.
Level Access Doors Size	4m wide x 5m high

### SUPERSTRUCTURE

Haunch Height	12.5m
Roof Pitch	Nominally 6 degrees and nominally 4 degrees after deflection

### FLOOR SLAB

Warehouse Floor Category	FM2 as defined by TR34 4th Edition
Warehouse Floor Slab Single Racking Leg Load	Clear height < 12.5m - 100 kN

### ENVELOPE

Natural Light	Optimised [max 10%]
Rooflights	10%

### UTILITIES CAPACITIES

Gas	46m <sup>3</sup> /hr sized for office heating, a kitchen for staff canteen and warehouse heating/frost protection to max. 16°C Average
Water	1.45 litres/second
Electricity [Base Build Load - Provided]	90KVA diversified load
Electricity [Fit Out Load Estimated - Not Provided]	1,410KVA maximum [including roller shutter doors]
Total power allocation	1.5 MVA

### RAINWATER HARVESTING

Below Ground Tanks Capacity	Maximum 18 days storage
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# DQ 190

## BUILT TO SUIT - 10 MONTH BUILD PROGRAMME

### DOORS AND DOCKS

Standard Loading Docks	18 No.
Standard Dock Door Size	2.75m wide x 3m high clear opening
Standard Dock Leveller Size	Will rise to a trailer bed height of 1550mm and fall to a trailer bed height of 1050mm
Dock Wall Height	1.2m
Level Access Doors	3 No.
Level Access Doors Size	4m wide x 5m high

### SUPERSTRUCTURE

Haunch Height	15m
Roof Pitch	Nominally 6 degrees and nominally 4 degrees after deflection

### FLOOR SLAB

Warehouse Floor Category	FM2 as defined by TR34 4th Edition
Warehouse Floor Slab Single Racking Leg Load	Clear height < 15m - 100kN

### ENVELOPE

Natural Light	Optimised [max 10%]
Rooflights	10%

### UTILITIES CAPACITIES

Gas	68m <sup>3</sup> /hr sized for office heating, a kitchen for staff canteen and warehouse heating/frost protection to max. 16°C Average
Water	1.6 litres/second
Electricity [Base Build Load - Provided]	176KVA diversified load
Electricity [Fit Out Load Estimated - Not Provided]	1,324KVA maximum [including roller shutter doors]
Total power allocation	1.5 MVA

### RAINWATER HARVESTING

Below Ground Tanks Capacity	Maximum 18 days storage
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# WHY DIDCOT?

## GARDEN TOWN STATUS

Didcot's Garden Town bid was approved in December 2015. This status will ensure funding of major infrastructure improvements with the vision of creating a location renowned for world class innovation, enterprise and vibrant communities.

Housing and employment growth in the garden town will be linked with the creation of 20,000 new high-tech jobs, 15,000 new homes and 19,000 construction jobs over the next 15 years - providing considerable long term opportunities in the area. It is expected that there will be road, cycle, bus and bridge upgrades as well as the improvement of the railway line between Didcot and Oxford - providing greater connectivity to the town and attracting a wider employee base.

The growth of Didcot is already evident. The town has the greatest number of residential planning applications amongst competing towns in the region indicating strong long term growth prospects within close proximity of the site.

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# 15,000

additional homes  
by 2031

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# 20,000

hi-tech jobs  
in the next 15 years

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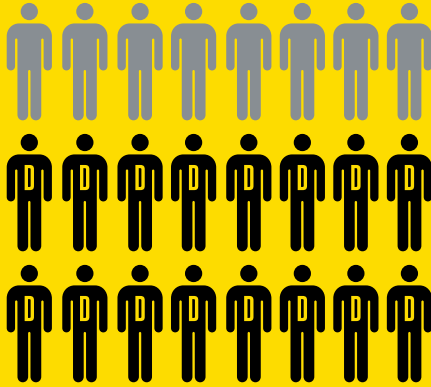
# 19,000

construction jobs  
in the next 15 years

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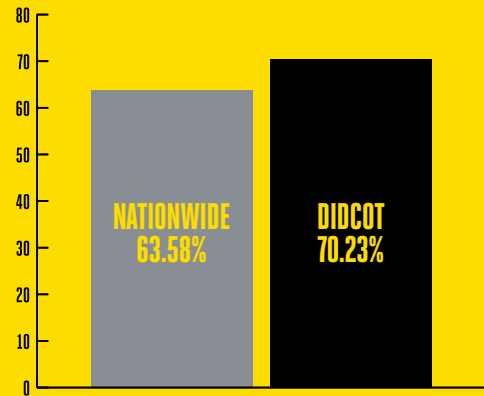


## LABOUR POOL



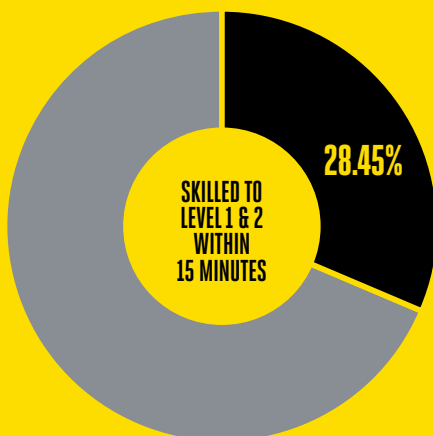
The proportion of working age population is higher than the regional average indicating a large potential labour pool to draw upon. Furthermore the proportion of 25-44 year olds is higher than both the national and regional average, providing a strong future pool of younger people to replace those leaving through retirement.

## ECONOMICALLY ACTIVE POPULATION



70.23% of Didcot's population are economically active compared with the national average of 63.58% and the town has a greater number of economically active residents than any of the local competing towns.

## LABOUR MARKET SKILLS



Almost a third [11,017, 28.45%] of people within the 15 minute catchment area are skilled to levels 1&2, and are therefore well placed for employment in the manufacturing and logistics sector.

## PROFESSIONAL EMPLOYMENT POOL



At 21.27% Didcot boasts a higher proportion of residents in 'professional' occupations than both the national and regional average. This reflects a strong pool of labour with the requisite skill sets for managerial roles and roles requiring technological knowledge.

# SPEEDY

## HGV DRIVE TIMES

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**M4 JCT 13**  
14 MILES  
20 MINS

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**OXFORD**  
13 MILES  
23 MINS

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**M40 JCT 08**  
23 MILES  
30 MINS

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**READING**  
29 MILES  
41 MINS

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**SWINDON**  
38 MILES  
49 MINS

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**LONDON**  
70 MILES  
63 MINS

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**BRISTOL**  
70 MILES  
87 MINS

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**HEATHROW**  
57 MILES  
63 MINS

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**BIRMINGHAM**  
88 MILES  
94 MINS

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**NORTHAMPTON**  
57 MILES  
73 MINS

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Source: UK Haulier



CONNECTIVITY

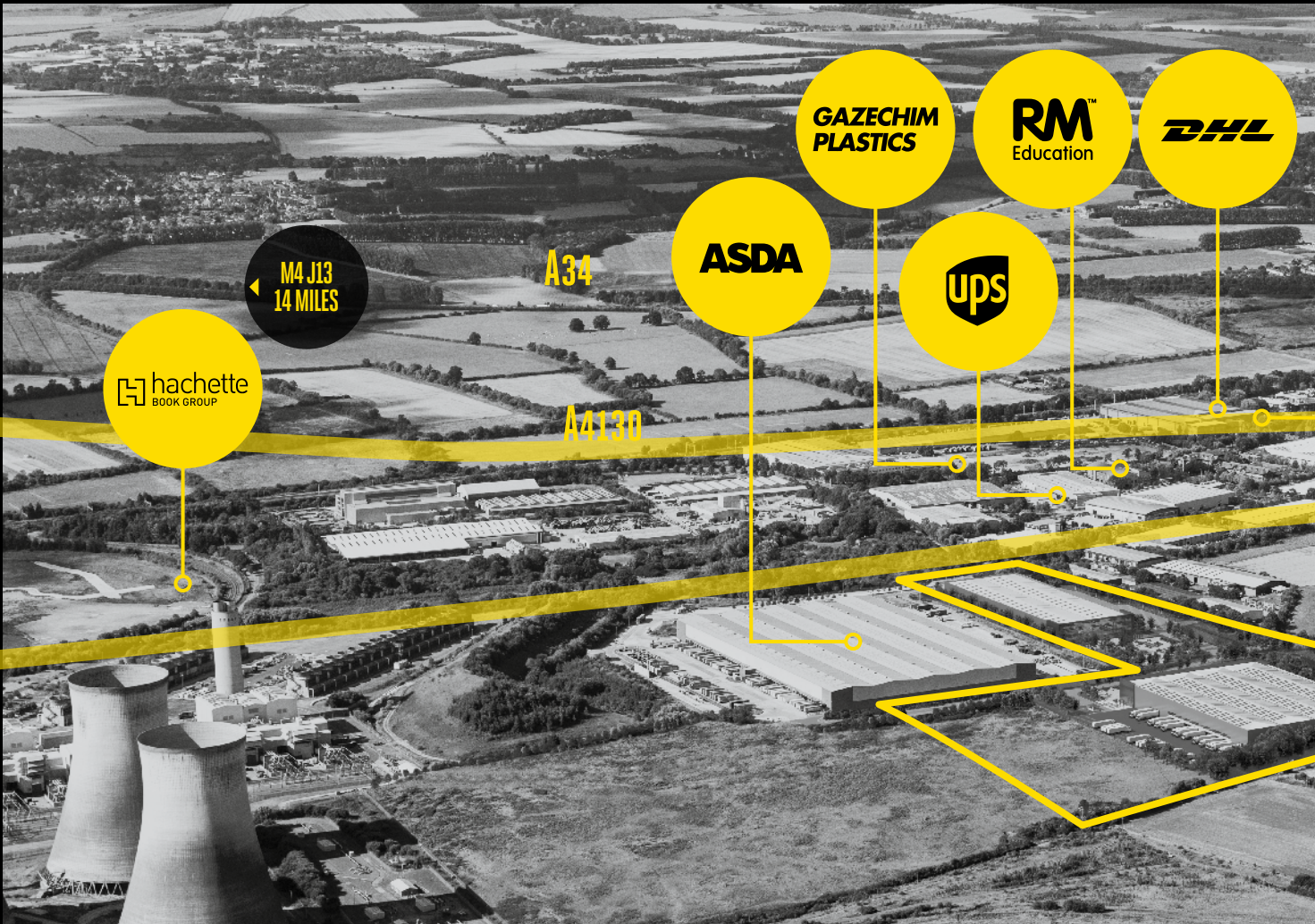
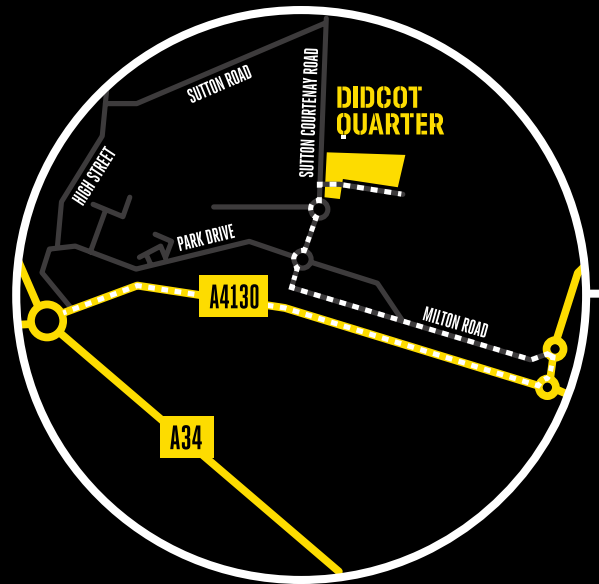


# CONNECTIONS

# PRIME

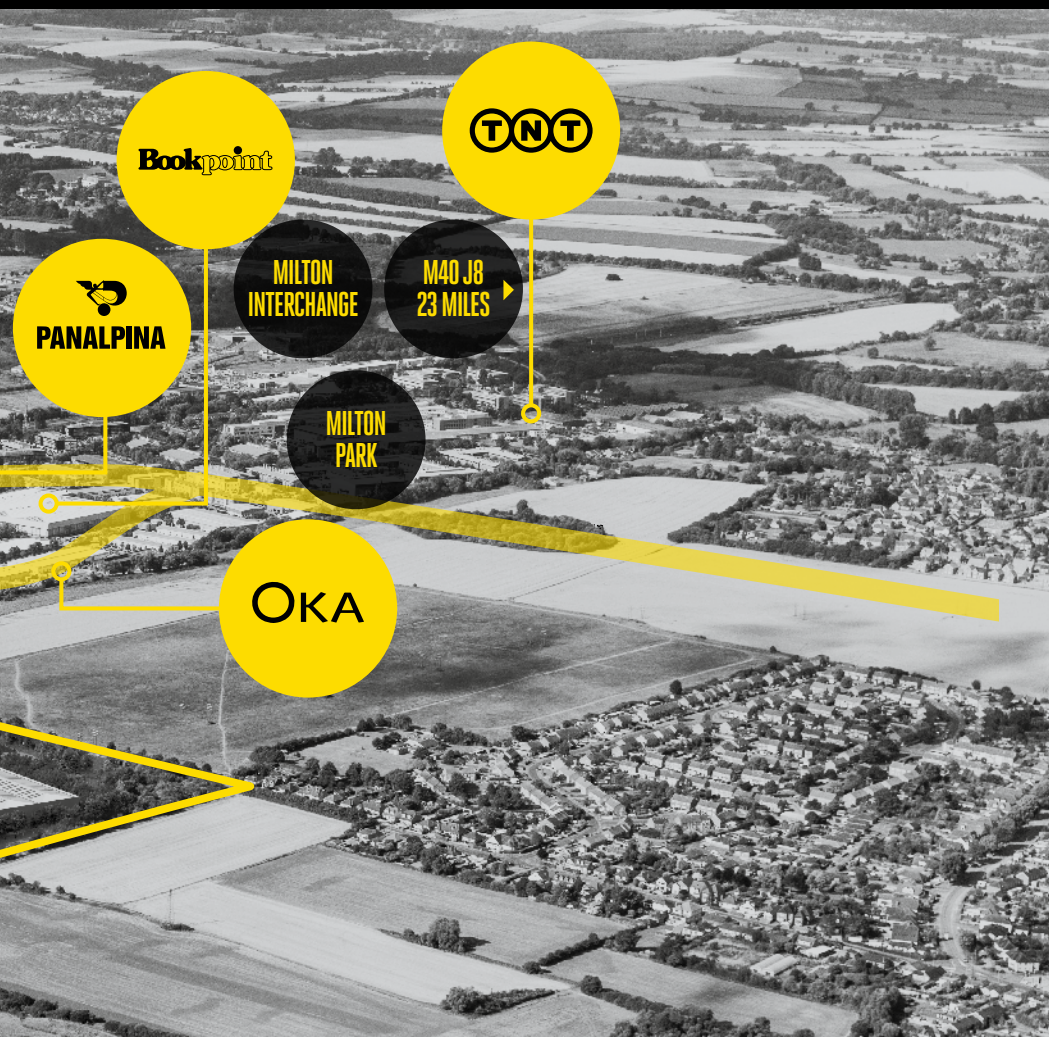
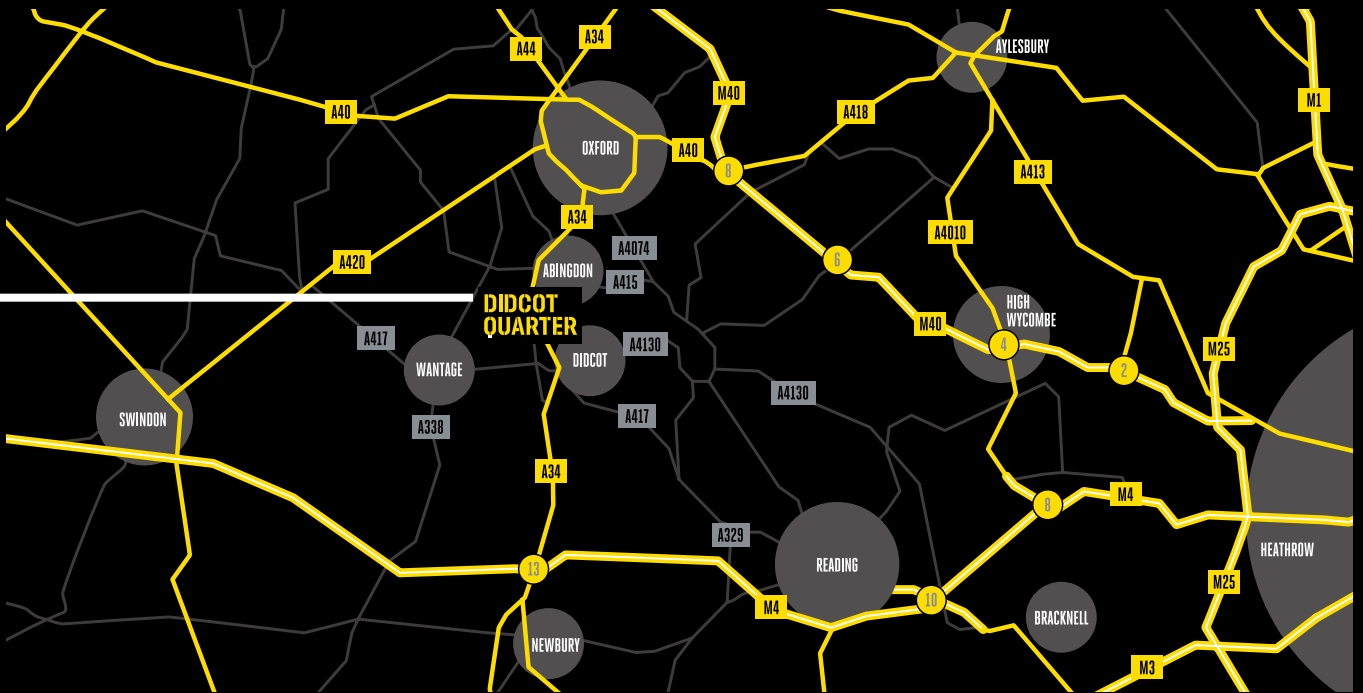
Didcot Quarter is located only minutes from the A34 Milton Interchange, the major north/south trunk road linking the M3, M27, M4 and M40 motorways.

This strategic location provides excellent access to the major conurbations, industrial centres and the south coast ports. Didcot Parkway Station also offers efficient links to key UK destinations.





## LOCATION



# POSITION



## PROFESSIONAL TEAM

### A Development by:

Clients of  
Savills Investment Management

### Architects:

Chetwoods

### Project Management:

Savills Building Consultancy

### Structural & Civil Engineers:

Hydrock

### M&E:

Elementa

### Principal Contractor:

Winvic

### Transport Consultants:

Hydrock

### Landscape Architects:

Aspect

### Environmental:

Delta Simons

### Utilities Consultants:

RPS

### Cost Consultants:

KAM

## CONTACT



### Toby Green

07870 555 716  
tgreen@savills.com

### John Madocks Wright

07807 999 635  
jmwright@savills.com

### Charles Rowton-Lee

07885 185 230  
crllee@savills.com



### Andrew Parker

07557 052 322  
aparker@vslandp.com

### Tom Barton

07817 033 078  
tbarton@vslandp.com

## didcotquarter.com

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