

GATEWAY

— AT WINDRUSH —

A Development by



TO LET - PRELIMINARY DETAILS

New Industrial / Warehouse Development

7,111 Sq Ft (661 Sq M) to 28,989 Sq Ft (2,693 Sq M)

Prominent location on
established park

Tailored to occupier
requirements including R&D

Deliverable within
12 months

Flexibility on
unit size

www.windrushindustrialpark.co.uk
GATEWAY Units 1-4 Windrush Industrial Park,
Witney, Oxon OX29 0NB

WINDRUSH
— INDUSTRIAL PARK —



GATEWAY UNITS

Location

Acquired by the Blenheim Estate in 2011, Windrush Industrial Park comprises a 28 acre commercial estate situated within the prime West Witney commercial area.

Strategically located on Burford Road, the site provides swift access to the A40 and thereafter to Oxford, Cheltenham, the A34, M40 and M4 motorways and is positioned conveniently for access into the town centre.

The position will be further enhanced in the short to medium term with the proposed new junction on to the A40 off Downs Road.

Description

The proposed design is typical of single aspect industrial units with entrance, offices and goods doors all on one side. Units can be joined or split as required with generous eaves height allowing the insertion of mezzanines.

Internally the base specification proposes a small office together with facilities on the ground floor. The mezzanine level above the offices will be designed with windows to the outside, so that it can be used for storage or additional office space.

The south facing roof slope is designed to accommodate solar PV panels.

Indicative Specification

The following indicative specification is proposed, although interested parties should note that the base specification can be tailored to suit occupier needs, subject to terms:

- Choice of brick or clad elevations
- Full height electric roller shutter doors
- Ground Floor loading of 30kN/sq m
- 6 m internal eaves height
- Mains water, gas, 3 phase power and broadband connection (up to 76 meg BT download speed)
- Fitted offices



Timing and Delivery

The scheme has planning permission allowing delivery of the units within 12 months of agreement of lease terms.

Terms

Units will be available, individually or in combination, on full repairing and insuring terms. Bespoke leasing packages are available via the agents.

VAT

All terms are quoted exclusive of VAT.

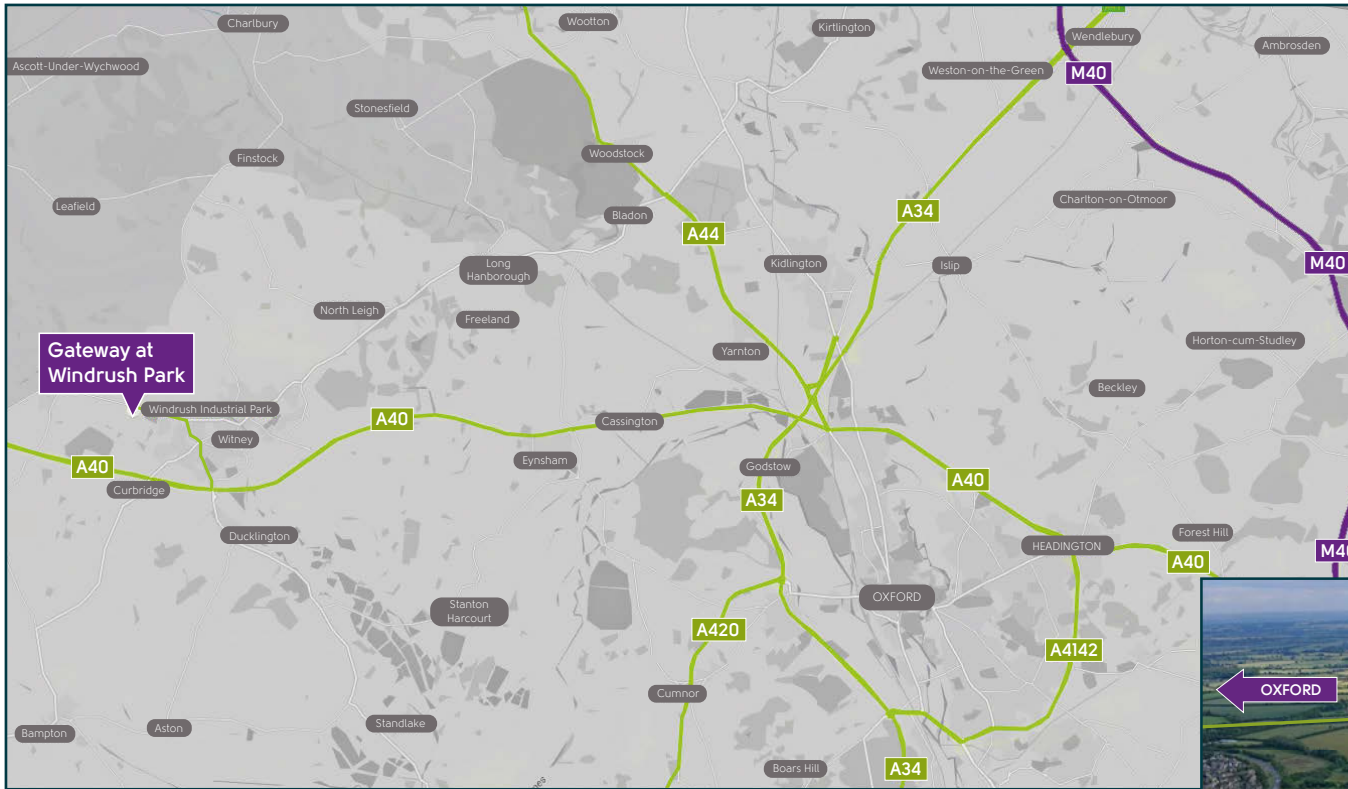
Legal Costs

Each party are to bear their own legal and professional costs.

Accommodation

The following gross internal floor areas are proposed, although interested parties should note that units can be combined and different configurations considered:

UNIT	GF OFFICE (G)	GF WORKSPACE (G)	CAR SPACES	TOTAL
1	58.1m ²	653.2m ²	14	711.3 sq m (7,656 sq ft)
2	58.1m ²	602.6m ²	14	660.7 sq m (7,111 sq ft)
3	58.1m ²	602.6m ²	14	660.7 sq m (7,111 sq ft)
4	58.1m ²	602.6m ²	14	660.7 sq m (7,111 sq ft)
Totals	232.4m ²	2,461m ²	56	2,693.4 sq m (28,989 sq ft)



GATEWAY

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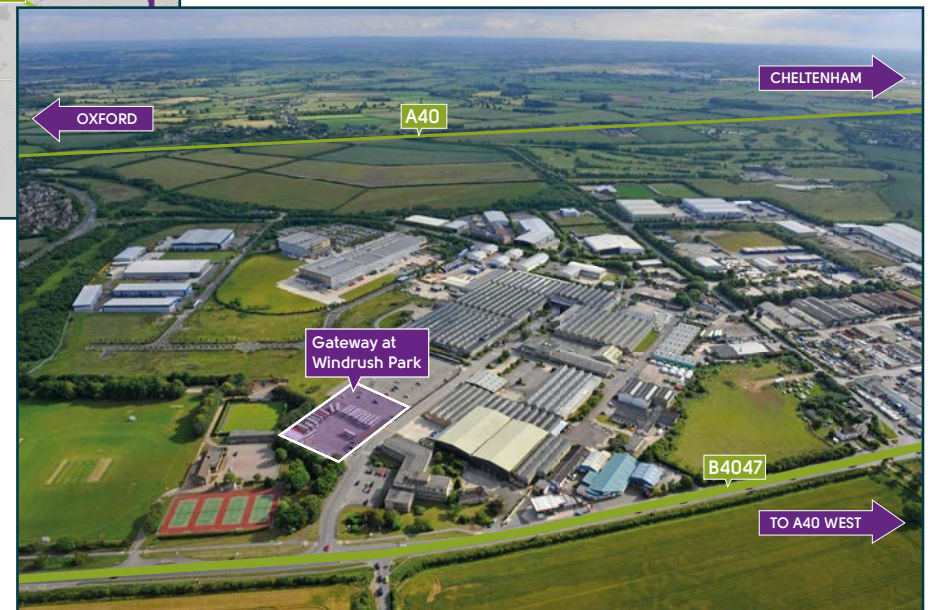
ALL ENQUIRIES

Please contact the joint agents for further information or visit the dedicated website:
www.windrushindustrialpark.co.uk

Sat Nav postcode - OX29 0NB

Subject to Contract

- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
- 2) All descriptions, dimensions and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Benedicts or Carter Jonas has any authority to make or give any representation or warranty whatever in relation to this property.
- 4) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn.
- 5) All figures quoted are exclusive of VAT where payable.
- 6) Benedicts and Carter Jonas give no warranty as to the condition of the premises, services or facilities and prospective occupiers must satisfy themselves in this respect.



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