

AXLE 120

Garsington Road, Cowley, Oxford, OX4 2BW



Key Highlights

- Potential for R&D use subject to the necessary consents.
- Close proximity to Eastern bypass A4142.
- Secure self-contained site.
- Regular shaped, level site extending to approximately 6.53 acres (2,642 ha).
- Refurbishment opportunities available.
- Good existing power supply of 1.1 MVA.
- B2 and B8 uses planning consent secured



Description

The property comprises a late 1990s purpose-built detached, industrial unit with office and amenity blocks. The main warehouse element is of steel portal frame construction over four bays, with concrete slab floors, full height profile composite cladding, pitched roofs which in part have translucent roof panels.

Externally the site is accessed from the west through the adjacent Unipart site with a secure gatehouse provision directly off Garsington Road. The site extends to approximately 6.53 acres (2,642 ha) providing a site cover of approximately 37%.

Location

The property is situated in the Cowley area of Oxford, approximately 3.5 miles (5.6 km) south east of the city centre. Cowley is a key employment location with a number of key business parks and industrial estates such as Oxford Business Park and Horspath Industrial Estate nearby. Garsington Road provides access to the Eastern By-pass Road which provides access around the city and links to the A40 in the north and the A34 in the west.

EPC Rating

B - 48

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse Space	94,426	8,772.46	Available
Ground - Office Space	12,350	1,147.35	Available
Ground - Compressor Room	153	14.21	Available
1st - Office Space	10,112	939.44	Available
2nd - Plant Room	2,956	274.62	Available
Total	119,997	11,148.08	

Specification

- Clear Internal Height of between 8.7m & 13m.
- Approx. 210 car parking spaces.
- Gantry crane in situ within the Press Hall.
- Yard depth of approximately 30m
- 11 Access loading doors & 3 Dock loading doors

Viewings

Viewings are to be undertaken strictly by appointment through the sole letting agents.

Business Rates

£409,600 per annum (using 51.9p standard multiplier)

Contact

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