

GRAFTONGATE

Clowes*
DEVELOPMENTS

SIGNIA PARK

/// PRIME INDUSTRIAL & LOGISTICS OPPORTUNITY UP TO 500,000 SQ FT

/// SIGNIA PARK / MILTON ROAD / DIDCOT / OX11 7HH

SIGNIA PARK

SUMMARY

- Signia Park is a new industrial / logistics development with build to spec opportunities
- Strategically located for distribution between the M4 & M40 with access in under 30 mins along the A34
- Unit options range from 65,000 sq ft - 500,000 sq ft
- The development has outline planning consent for 630,000 sq ft of B2 / B8 accommodation
- The area benefits from a highly skilled labour force



CGI - FOR INDICATIVE PURPOSES ONLY

HIGHLY SKILLED LABOUR SUPPLY

FROM OXFORD & WEST BERKSHIRE

Signia Park is ideally placed to benefit from both Oxfordshire and West Berkshire's highly skilled labour pool, with the large conurbations of Oxford (13 miles), Newbury (18 miles) and Reading (22 miles) all within easy reach.



DIDCOT PARKWAY

// 10 min walk from Signia Park
// 40 mins to London Paddington
// 17 mins to Oxford



X2 BUS

// 10 min walk from Signia Park
// 52 mins to Oxford (X2 Bus)



DEMOGRAPHICS

Total population in Oxfordshire & West Berkshire:

846,000

Population within a 90 minute drive time:

2.37 MILLION

Population educated to NVQ4 and above:

50.5%

Oxfordshire

46.1%

West Berkshire

39.3%

Great Britain



DIDCOT PARKWAY 40 MINS TO LONDON PADDINGTON

BUILT TO SPEC

Set within a well-maintained landscaped environment, Signia Park offers design and build opportunities from 65,000 – 215,000 sq ft, allowing you to create a space that's tailored to your business.

01
 WAREHOUSE AREA 56,000 SQ FT
 OFFICE 6,000 SQ FT
TOTAL 62,000 SQ FT

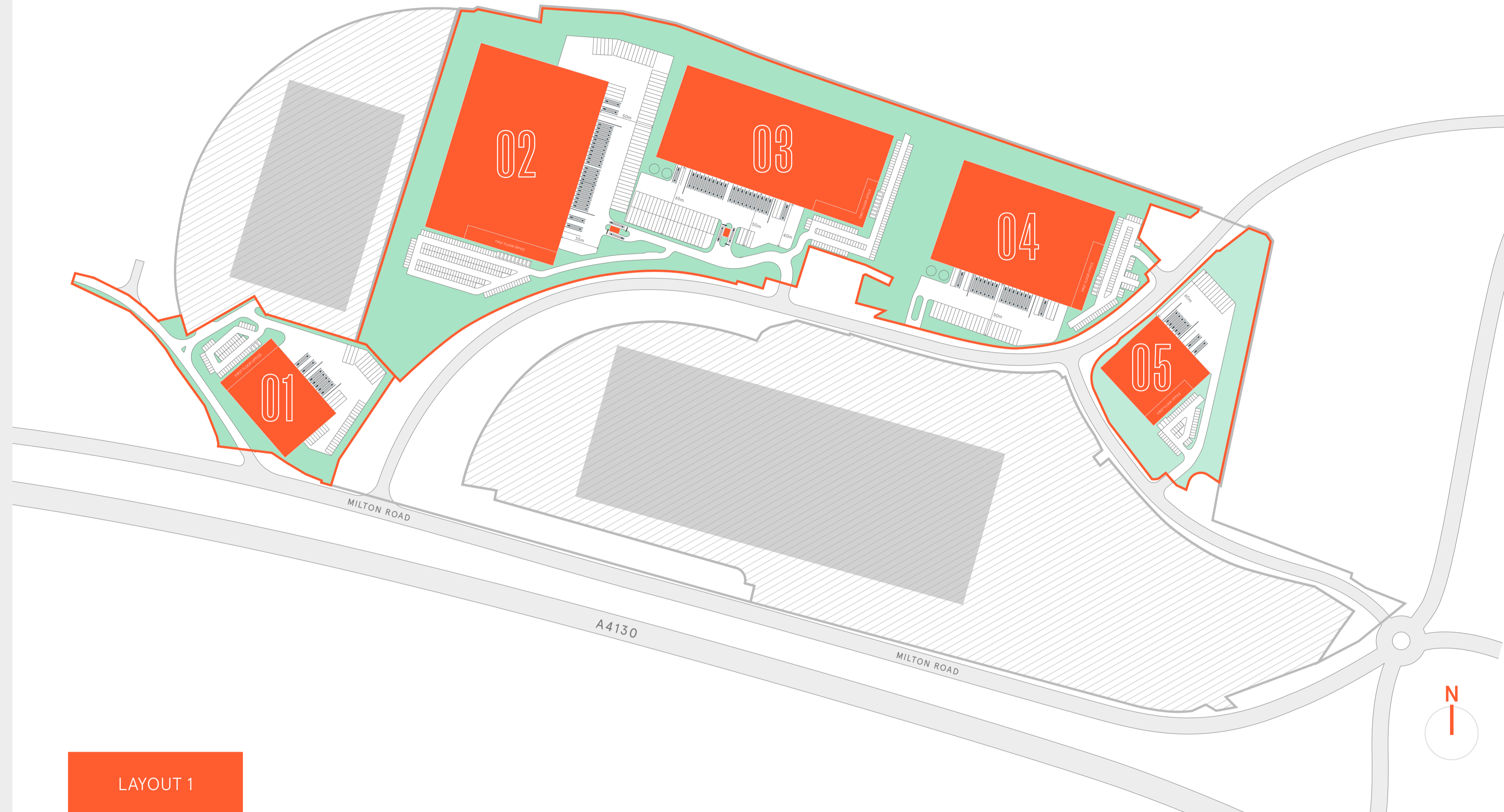
02
 WAREHOUSE AREA 228,000 SQ FT
 OFFICE 12,000 SQ FT
TOTAL 240,000 SQ FT

03
 WAREHOUSE AREA 191,500 SQ FT
 OFFICE 10,000 SQ FT
TOTAL 201,500 SQ FT

04
 WAREHOUSE AREA 150,000 SQ FT
 OFFICE 8,000 SQ FT
TOTAL 158,000 SQ FT

05
 WAREHOUSE AREA 53,500 SQ FT
 OFFICE 6,500 SQ FT
TOTAL 60,000 SQ FT

TOTAL AREA 721,500 SQ FT



LAYOUT 1



TARGET NET CARBON NEUTRAL



UP TO 25M EAVES HEIGHT



TWO STOREY FULLY FITTED OFFICES



SECURE SITES



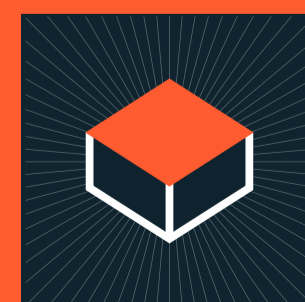
MINIMUM BREEAM



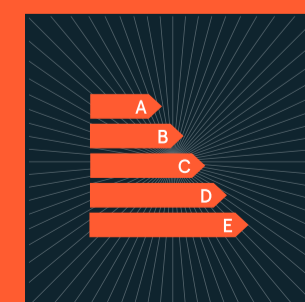
CYCLE ROUTE



50 KN/M2 FLOOR LOADING



RAISED FLOORS



TARGET EPC A

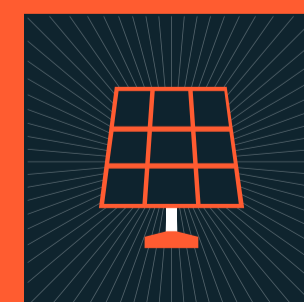


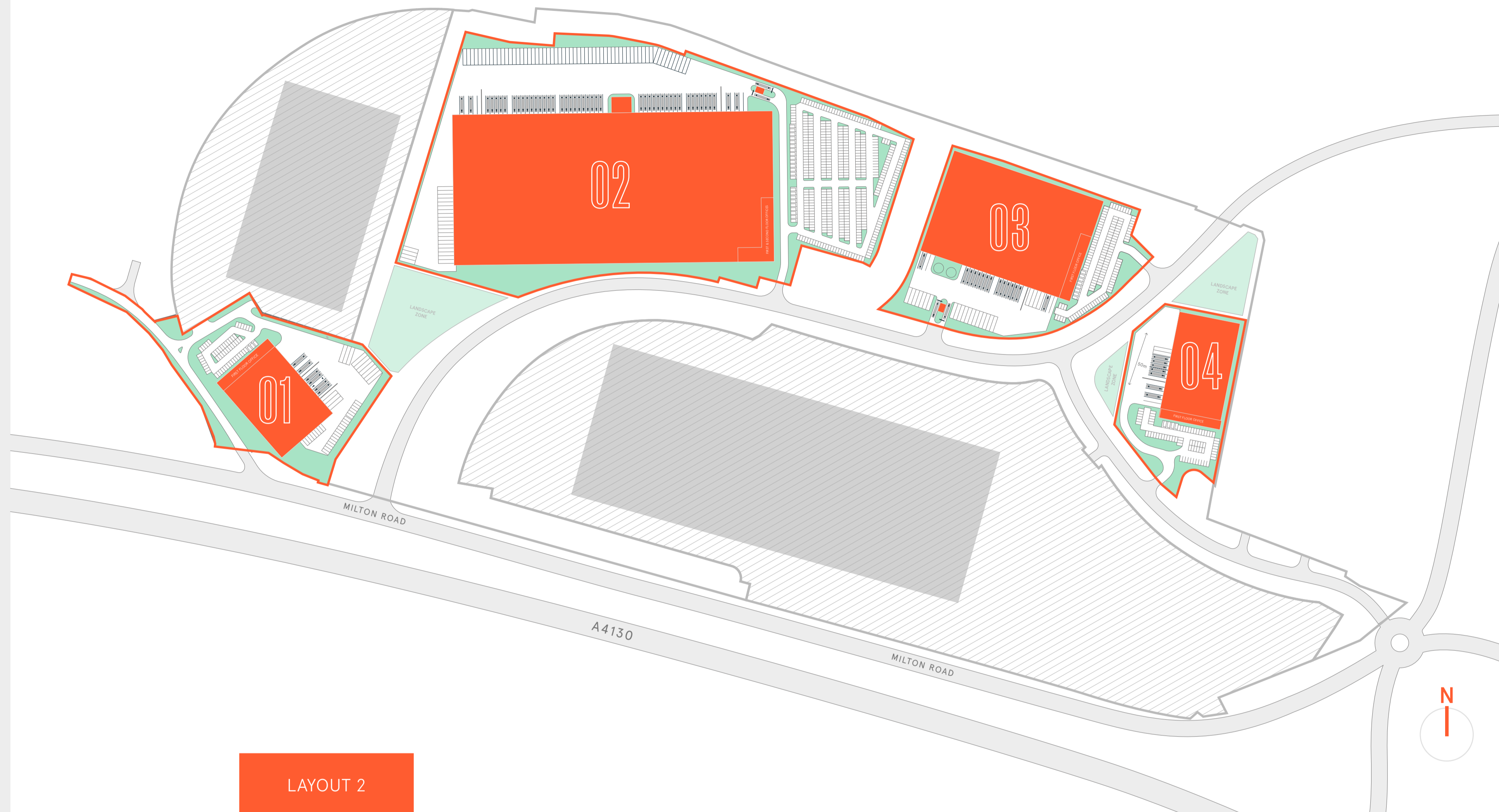
PHOTO VOLTAIC PANELS

“OUR NEW FACILITY IS IDEALLY LOCATED TO SERVE OUR GROWING MARKETS AND GRAFTONGATE PROVIDED AN EXCELLENT AMOUNT OF FLEXIBILITY FOR OUR REQUIREMENTS.”

TIM HELY HUTCHINSON
 GROUP CHIEF EXECUTIVE, HACHETTE UK

BUILT TO SPEC

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01

WAREHOUSE AREA 56,000 SQ FT
OFFICE 6,000 SQ FT
TOTAL 62,000 SQ FT

02

WAREHOUSE AREA 427,000 SQ FT
OFFICE (1ST & 2ND FLOOR) 18,000 SQ FT
HUB OFFICE 5,000 SQ FT
TOTAL 450,000 SQ FT

03

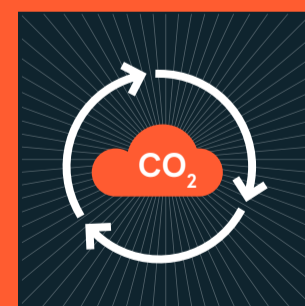
WAREHOUSE AREA 142,500 SQ FT
OFFICE 7,500 SQ FT
TOTAL 150,000 SQ FT

04

WAREHOUSE AREA 59,000 SQ FT
OFFICE 6,000 SQ FT
TOTAL 65,000 SQ FT

TOTAL AREA 727,000 SQ FT

LAYOUT 2



TARGET NET CARBON NEUTRAL



UP TO 25M EAVES HEIGHT



TWO STOREY FULLY FITTED OFFICES



SECURE SITES



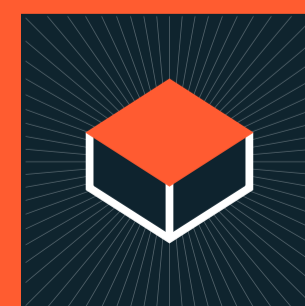
MINIMUM BREEAM



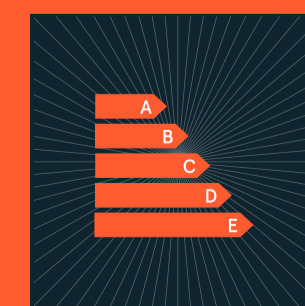
CYCLE ROUTE



50 KN/M2 FLOOR LOADING



RAISED FLOORS



TARGET EPC A

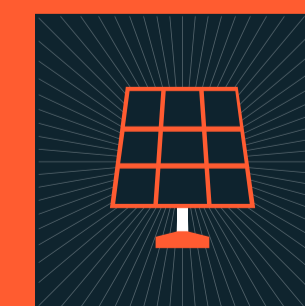


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SIGNIA PARK

GRAFTONGATE

Graftongate are one of the UK's leading Industrial and Logistics real estate developers. They develop, invest and asset-manage to drive maximum value in commercial opportunities. Working with a range of international clients across UK assets.



Clowes Developments (formerly CWC Group) is one of the UK's strongest privately-owned property investment and development organisations. Based in Derbyshire with £300m of assets and 3000 acres of development pipeline.

DTRE

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Further information – to include energy performance certificates and data site access is available upon request.

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