

# TUNGSTEN PARK WITNEY

## PHASE 3



**UNDER CONSTRUCTION**  
HIGH SPECIFICATION  
INDUSTRIAL / WAREHOUSE UNITS  
23,500–74,000 SQ FT

**AVAILABLE MARCH 2023**

DOWNS ROAD, WITNEY, OX29 0AX  
[TUNGSTENPARK.COM/WITNEY](http://TUNGSTENPARK.COM/WITNEY)

# BRAND NEW INDUSTRIAL / WAREHOUSE SCHEME

Tungsten Park comprises of a new industrial and warehousing scheme within which phases 1 and 2, jointly comprising 300,000 sq ft (27,870 sq m) have been completed.

Phase 3, will comprise of 4 units totalling 167,800 sq ft/15,588 sq m is currently under construction with completion targeted for Q1 2023. Each unit will be self-contained, with it's own dedicated yard and parking, accessed from the central estate road.



INDICATIVE IMAGE

INDICATIVE IMAGE



PHASE 1



UP TP 45M  
YARD DEPTH



FLOOR LOADING  
50KN/M2



SECURE  
GATED SITE



DOCK LEVEL  
LOADING DOORS  
(UNITS 9 & 12)



LEVEL ACCESS  
LOADING DOORS



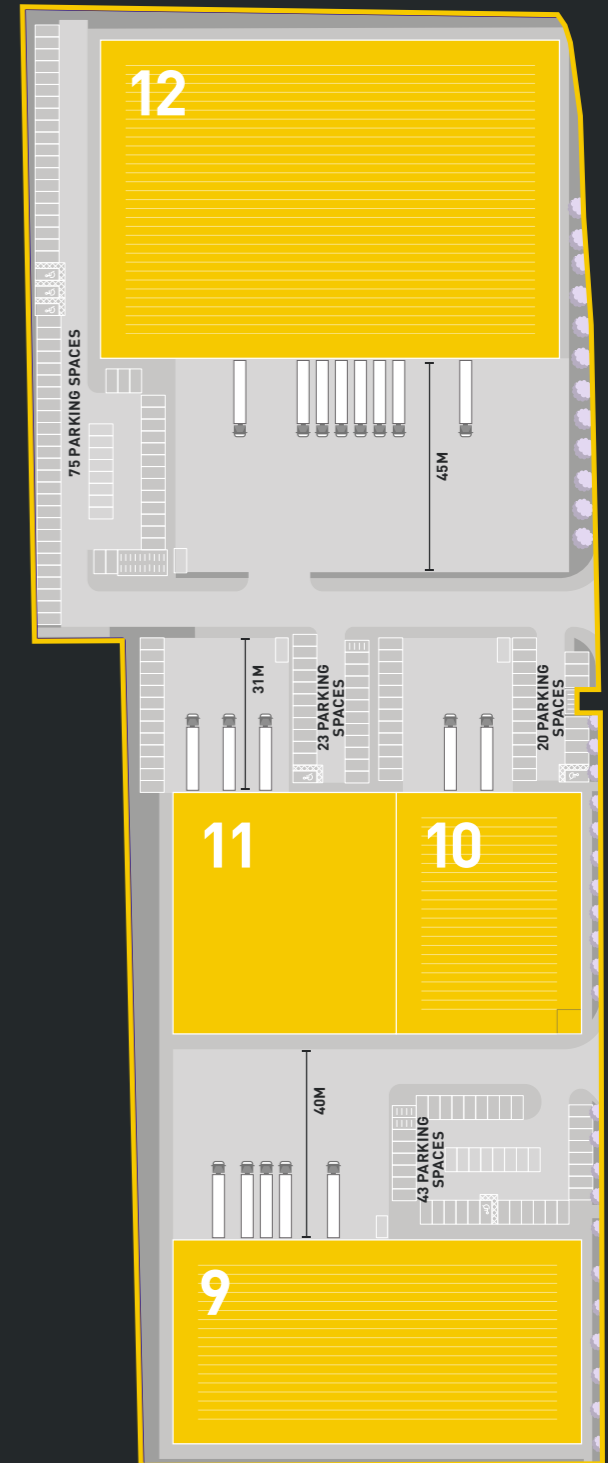
UP TO  
10M EAVES HEIGHT



10% ROOF  
LIGHTS



FIRST FLOOR  
OFFICES



PROPOSED PLAN LAYOUT, NOT TO SCALE.

## ACCOMMODATION

Phase 3 will consist of 4 units, as follows:

UNIT	WAREHOUSE	OFFICES	TOTAL GIA	HAUNCH HEIGHT	FLOOR LOADING	CAR SPACES	EV SPACES	EPC RATING
9	38,800	4,000	42,800	10	50KN	43	2	A
10	21,000	2,500	23,500	8	50KN	20	20	A
11	25,000	2,500	27,500	8	50KN	23	2	A
12	68,000	6,000	74,000	10	50KN	75	4	A



## A STRATEGIC LOCATION

Tungsten Park is located in an established commercial location on the Western side of Witney. It is easily accessible, being just 600 m from the A40 which connects with Oxford approximately 12 miles to the East and Cheltenham, approximately 27 miles to the West. The A40 in turn links to the M4, M40 and M5 motorways.

Locally Witney town centre and it's surrounds provide a host of amenities and housing options. Witney and the Park itself are home to a wide range of cross sector occupiers, including Certikin, Meech Static Eliminators, Abbot Laboratories and Chris Haytor Transport.

### TERMS

The units are available to lease on new full repairing and insuring terms, details of which are available on application.

Terms are quoted exclusive of all other outgoings and VAT.

### EPC RATING

The scheme is targeting an EPC A rating

### FURTHER INFORMATION

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**NFU Mutual**

### LOCATION

### MILES

A40	0.3
Kidlington	14.0
Oxford	14.6
Abingdon	16.1
M40 Junction 9	18.0
Cheltenham	27.6
London	68.6



350,119  
ECONOMICALLY  
ACTIVE PEOPLE  
WORK WITHIN 20KM



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