

TUNGSTEN PARK WITNEY PHASE 3



TO LET
HIGH SPECIFICATION
INDUSTRIAL / WAREHOUSE UNITS
23,695 – 74,305 SQ FT

**READY FOR
IMMEDIATE OCCUPATION**

DOWNS ROAD, WITNEY, OX29 0AX
TUNGSTENPARK.COM/WITNEY

BRAND NEW INDUSTRIAL / WAREHOUSE SCHEME

Tungsten Park is Witney's premier industrial location, offering 300,000 sq ft (27,870 sq m) of Grade A industrial and warehouse space across phases 1 & 2.

Newly completed, Phase 3 provides a further 168,624 sq ft (15,666 sq m) across 4 additional units. Each unit is self-contained with dedicated yard and parking areas, accessed from the central estate road.



ACCOMMODATION

Phase 3:

UNIT	WAREHOUSE	FIRST FLOOR OFFICES	TOTAL GIA SQ FT	TOTAL GIA SQ M	HAUNCH HEIGHT	FLOOR LOADING	CAR SPACES	EV SPACES	EPC RATING
9	38,850	4,072	42,922	3,988	10	50KN	43	2	A
10	21,072	2,623	23,695	2,201	8	50KN	20	2	A
11	25,114	2,588	27,702	2,574	8	50KN	23	2	A
12	68,230	6,075	74,305	6,903	10	50KN	75	4	A

ALL FLOOR AREAS MEASURED ON A GROSS INTERNAL AREA BASIS



UP TO 45M YARD DEPTH



FLOOR LOADING 50KN/M2



SECURE, SELF-CONTAINED YARDS



EV CHARGING



DOCK LEVEL LOADING DOORS (UNITS 9 & 12)



ELECTRICALLY OPERATED LEVEL ACCESS LOADING DOORS



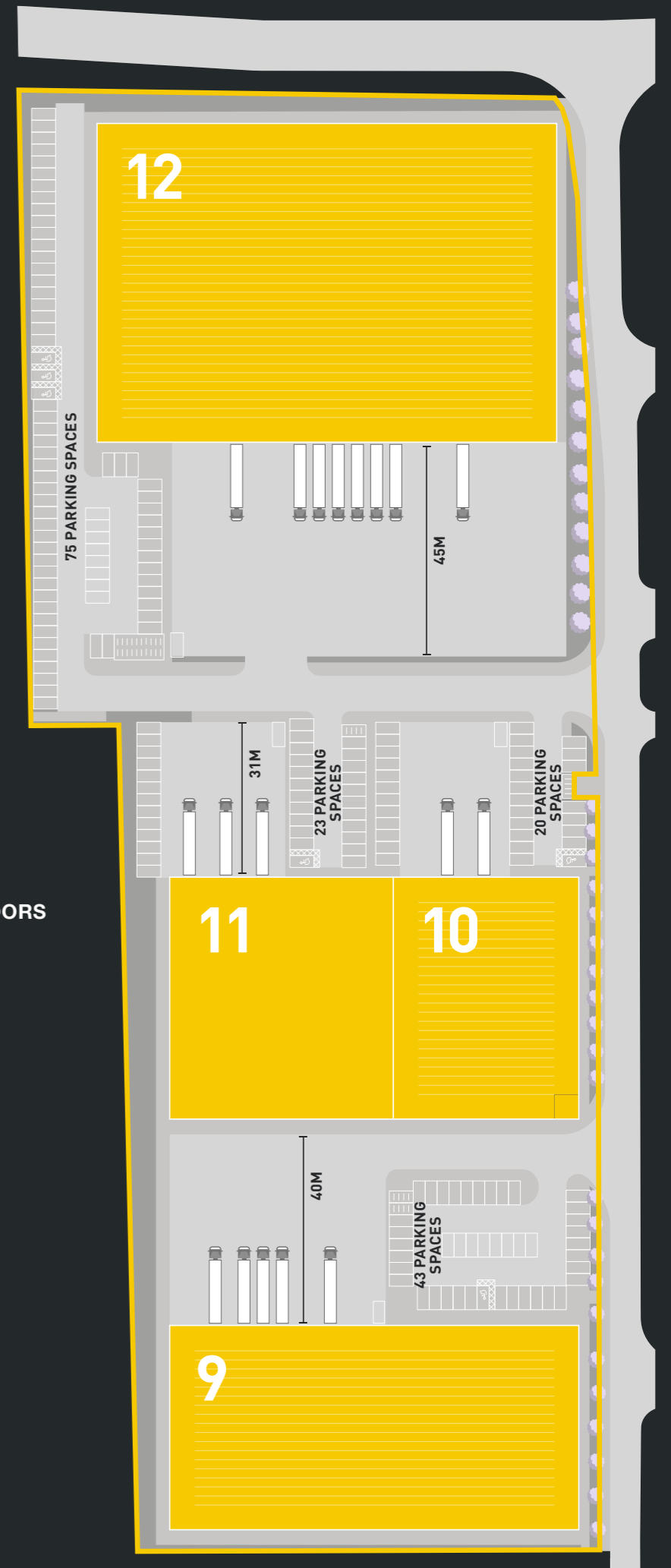
UP TO 10M EAVES HEIGHT



10% ROOF LIGHTS

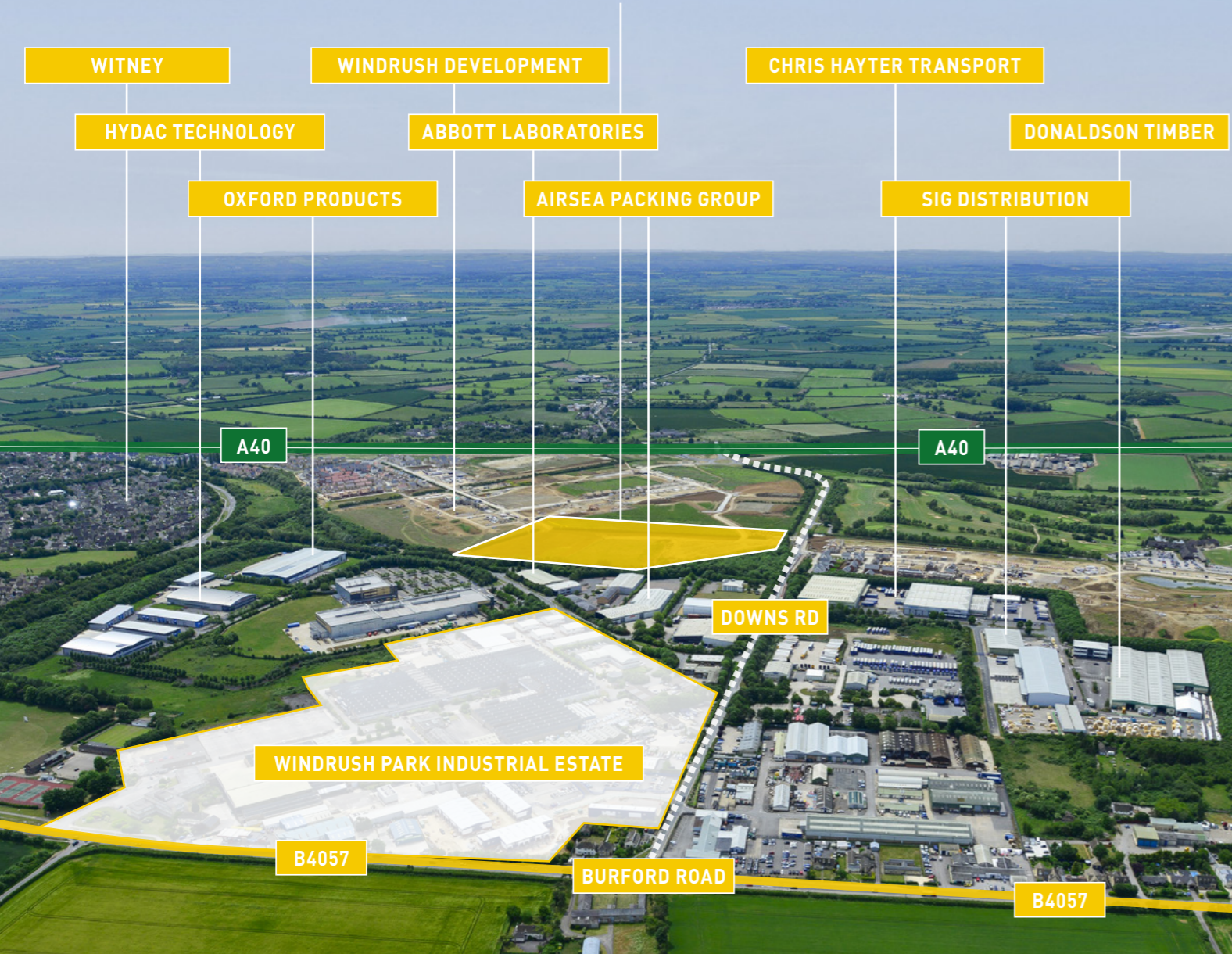


FIRST FLOOR OFFICES



PLAN LAYOUT, NOT TO SCALE.

TUNGSTEN PARK WITNEY





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.

Witney town centre and its surrounds provide a host of amenities and housing options. Witney is home to a wide range of cross sector occupiers, including Certikin, Meech Static Eliminators, Venture Engineering, 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

All units have an EPC rating of A.

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