

vanbrugh quarter

WINDRUSH PARK ■ LINKWOOD ROAD ■ WITNEY ■ OXFORD ■ OX29 7AG



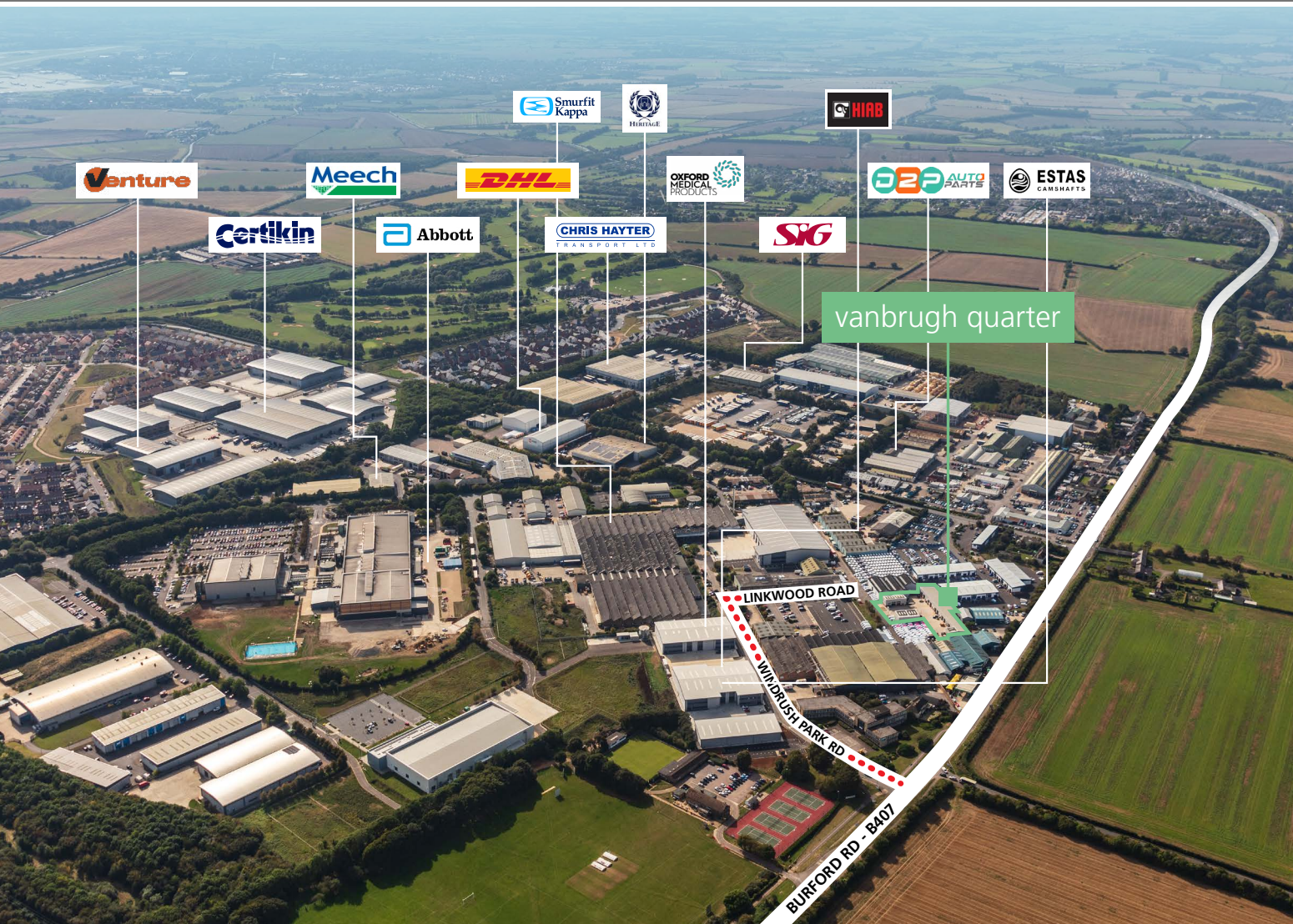
Multi-purpose Warehouse Units Immediately Available 920 - 1,840 sq ft **TO LET**

- 3 minutes from A40
- 14 miles to A34
- Located within the 'Oxford Life Sciences Cluster'
- Easy access to Oxford City Centre
- Adjacent to Brize Norton
- Hub for innovation & high tech
- EPC rating 'A'
- Up to 5m clear internal height
- High specification modern unit

WITNEY

vanbrugh quarter

WINDRUSH PARK ■ LINKWOOD ROAD ■ WITNEY ■ OXFORD ■ OX29 7AG



ACCOMMODATION

The Vanbrugh Quarter, located within Windrush Park, comprises 15 newly developed, high-quality units. These units are constructed with a durable steel frame and feature a combination of brickwork and contemporary cladding. Unit 5-6 is a double unit offering, providing a gross internal area of approximately 1,849 sq ft.

Unit	SQ FT	SQ M
Unit 5	925	85.9
Unit 6	924	85.8
TOTAL	1,849	171.7

WITNEY

SPECIFICATION



EPC
A



50 KN/M² FLOOR
LOADING



ON SITE
CAR PARKING



3 PHASE
ELECTRICITY



ELECTRIC LEVEL
ACCESS DOORS



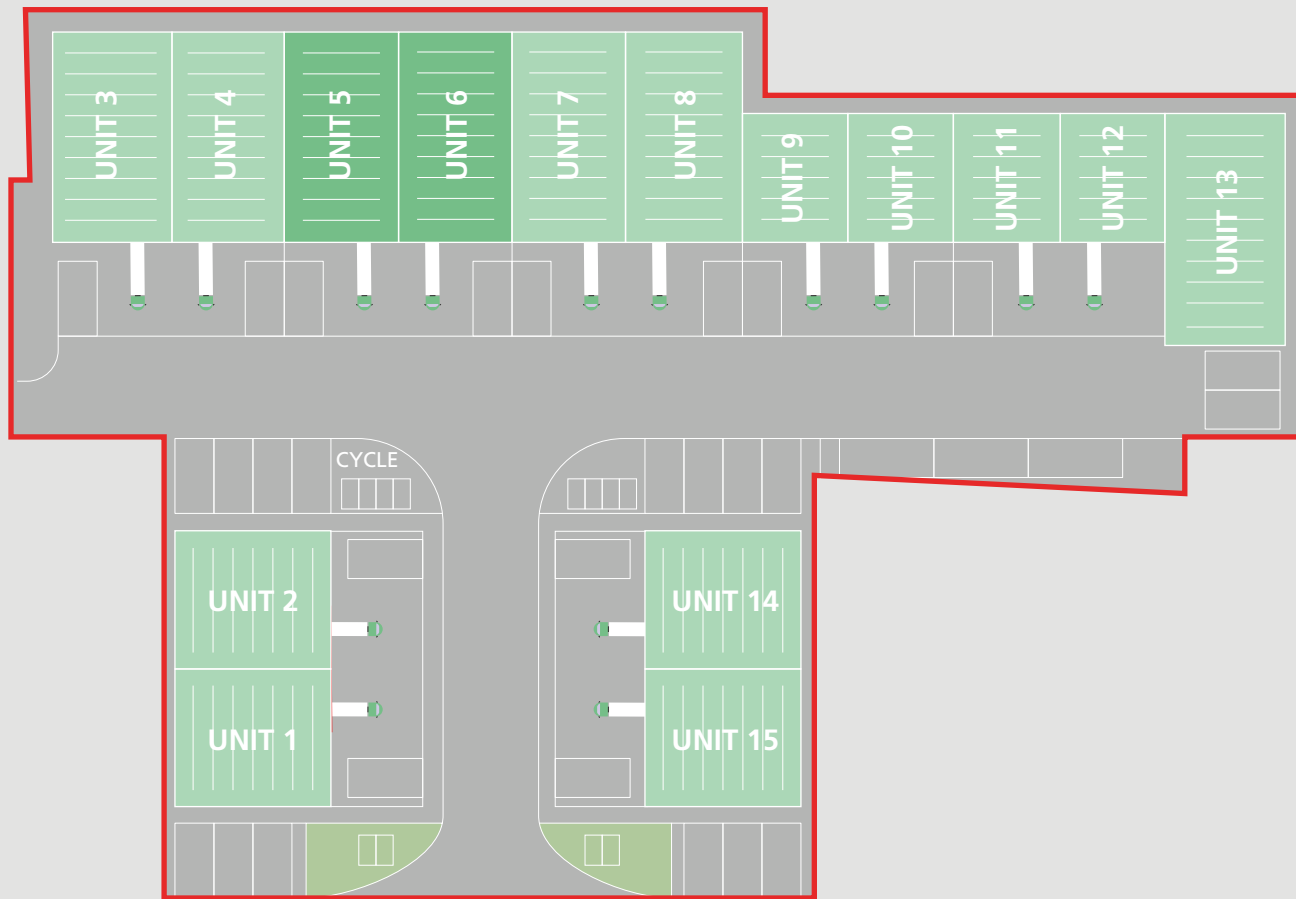
UP TO 5M CLEAR
INTERNAL HEIGHT



ON SITE
CYCLE PARKING



ON SITE
CAFE



vanbrugh quarter

WINDRUSH PARK ■ LINKWOOD ROAD ■ WITNEY ■ OXFORD ■ OX29 7AG

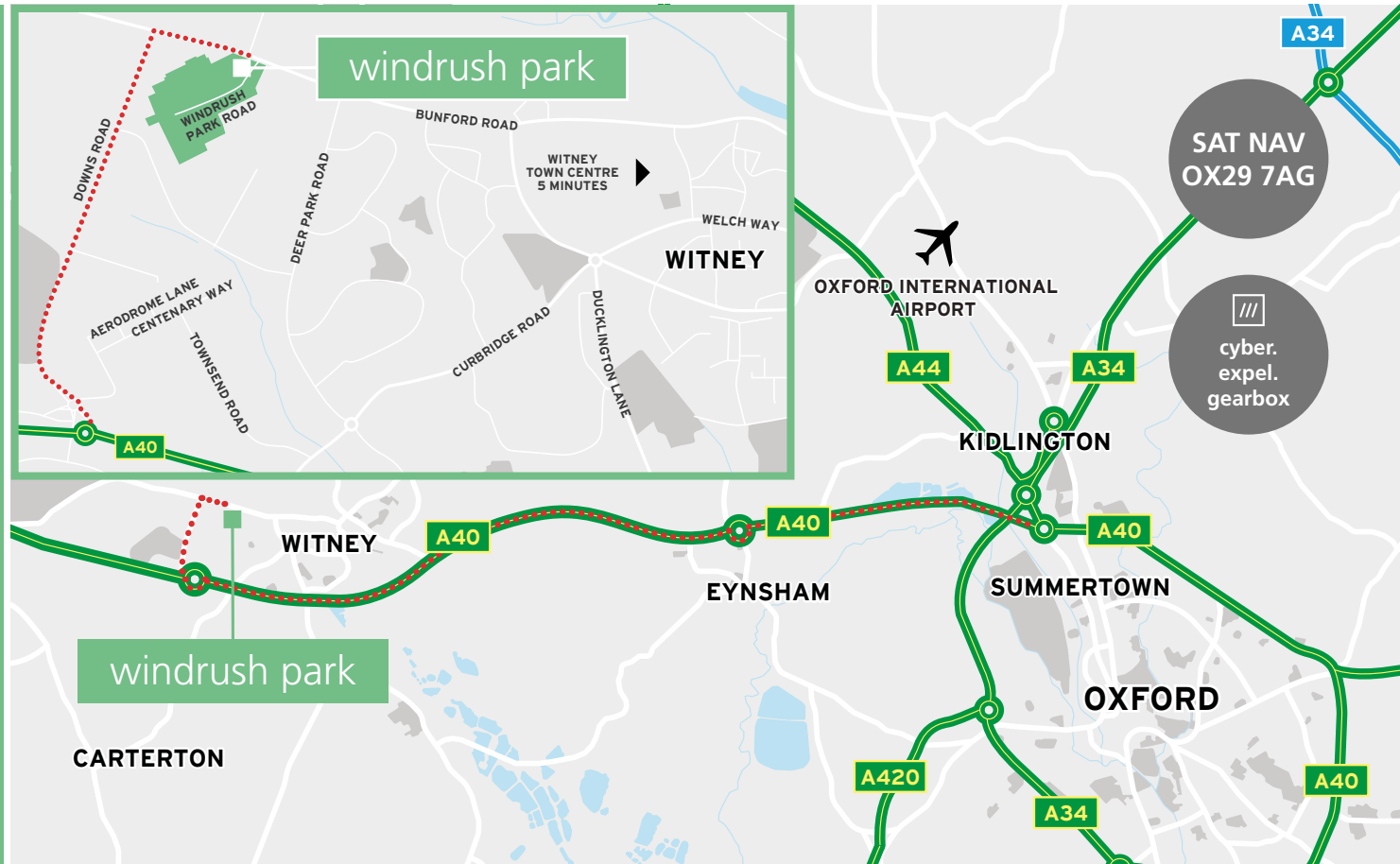


LOCATION

Witney is located within the Oxford Life Sciences Cluster which is viewed as one of the world's leading centres for life and medical sciences. Witney will also benefit from the growing international focus on the Cambridge – Milton Keynes – Oxford growth corridor. The UK Government is committed to delivering 1 million new homes and 700,000 new jobs across the UK Growth Corridor by 2050.

COMMUNICATIONS

	miles
A40	1.4
A34	14
Oxford	16
Swindon	25
M40	32
M4	32
Reading	40
Central London	69
Birmingham	85



FURTHER INFORMATION

For further information on available units please contact the joint agents:

CBRE
0186 584 8488
www.cbre.co.uk

Joel Boateng
07386 655 958
joel.boateng@cbre.com

Will Davis
07393 243 187
will.davis@cbre.com

savills.co.uk **savills**
01865 269 000

Sophie Holder
07966 186 313
saholder@savills.com

Jan Losch
07870 555 851
jan.losch@savills.com