

gateway

WINDRUSH PARK ■ BURFORD ROAD ■ WITNEY ■ OXFORD ■ OX29 7DX

CANMOOR

READY FOR
OCCUPATION NOW



50%
LET

Brand New Trade / Warehouse Units

3,261 sq ft - 9,734 sq ft **TO LET**

- Prominent commercial & trade location
- Hub for innovation & high tech
- Located within the 'Oxford Life Sciences Cluster'
- 3 mins from A40
- 14 miles to A34
- Easy access to Oxford City Centre
- Adjacent to Brize Norton
- Onsite coffee shop
- Very good access to public transport

Local occupiers include:

 Smurfit Kappa

 OWEN MUMFORD

 Abbott

 Meech

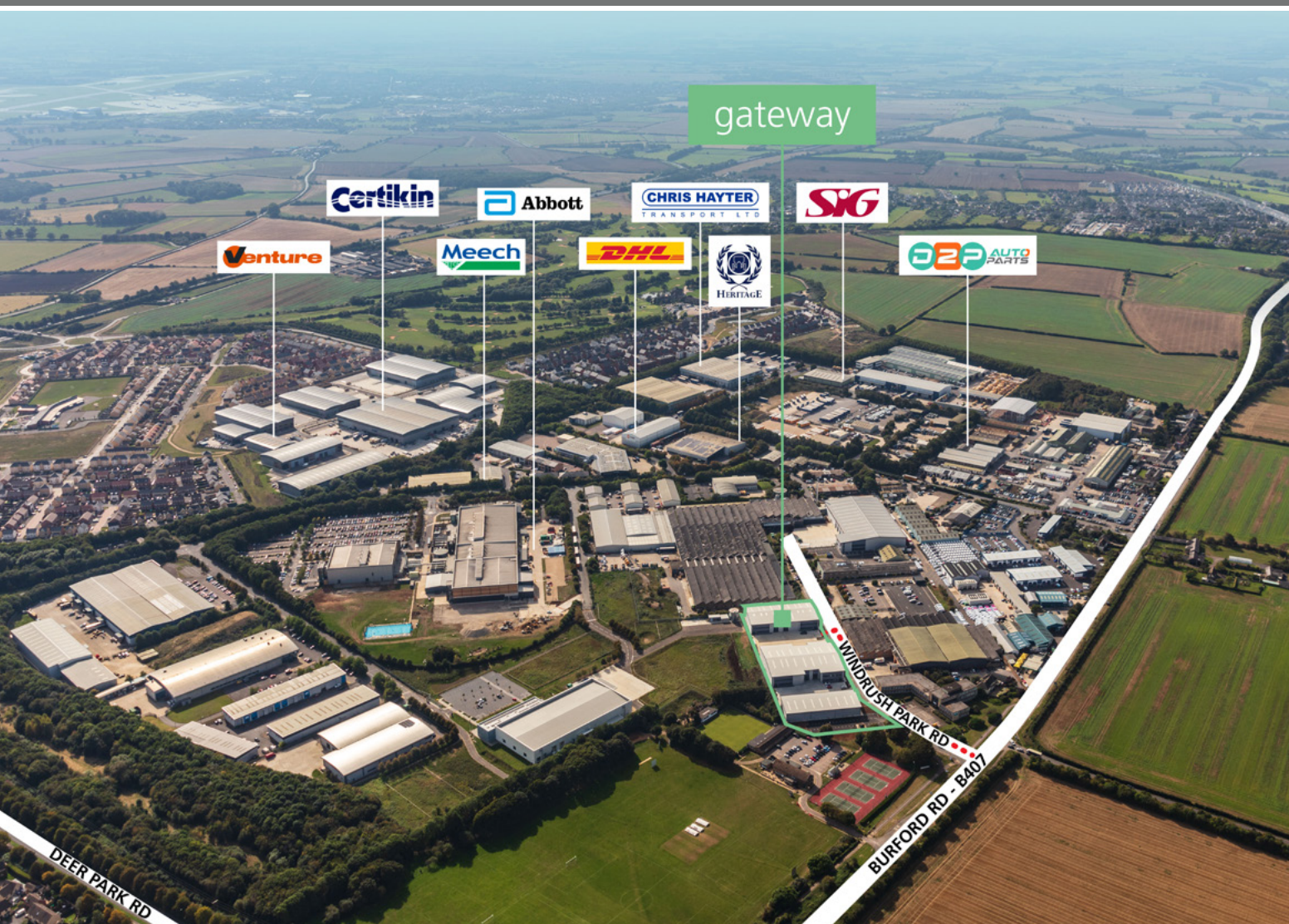
 HYDAC

 HERITAGE

 OXFORD

WITNEY

canmoor-windrushpark.com



ACCOMMODATION

The units are to be built to a high specification with fitted offices, staff welfare facilities and allocated car parking, and sit in a prominent position within Windrush Park, a substantial 28 acre industrial estate with three separate points of access.

Unit	Warehouse (sq ft)	First Floor Offices (sq ft)	Total (GEA)
Unit 1	3,438	–	3,438
Unit 2	3,261	–	3,261
Unit 3	LET		
Unit 4	LET		
Unit 5	6,717	1,245	7,962
Unit 6	UNDER OFFER		
Unit 7	6,737	1,256	7,993
Unit 8	LET		
Unit 9	8,229	1,505	9,734
TOTAL	28,382	4,006	32,388

SPECIFICATION



5.5M-8.0M MINIMUM
CLEAR HEIGHT TO
UNDERSIDE OF HAUNCH



37.5 KN/M² REINFORCED
CONCRETE FLOOR



HIGH SPECIFICATION
FULLY FITTED OFFICES



A NEW 1MVA
SUB STATION



ELECTRICALLY OPERATED
LEVEL ACCESS DOORS



AMPLE YARD &
PARKING PROVISION



SECURE ESTATE



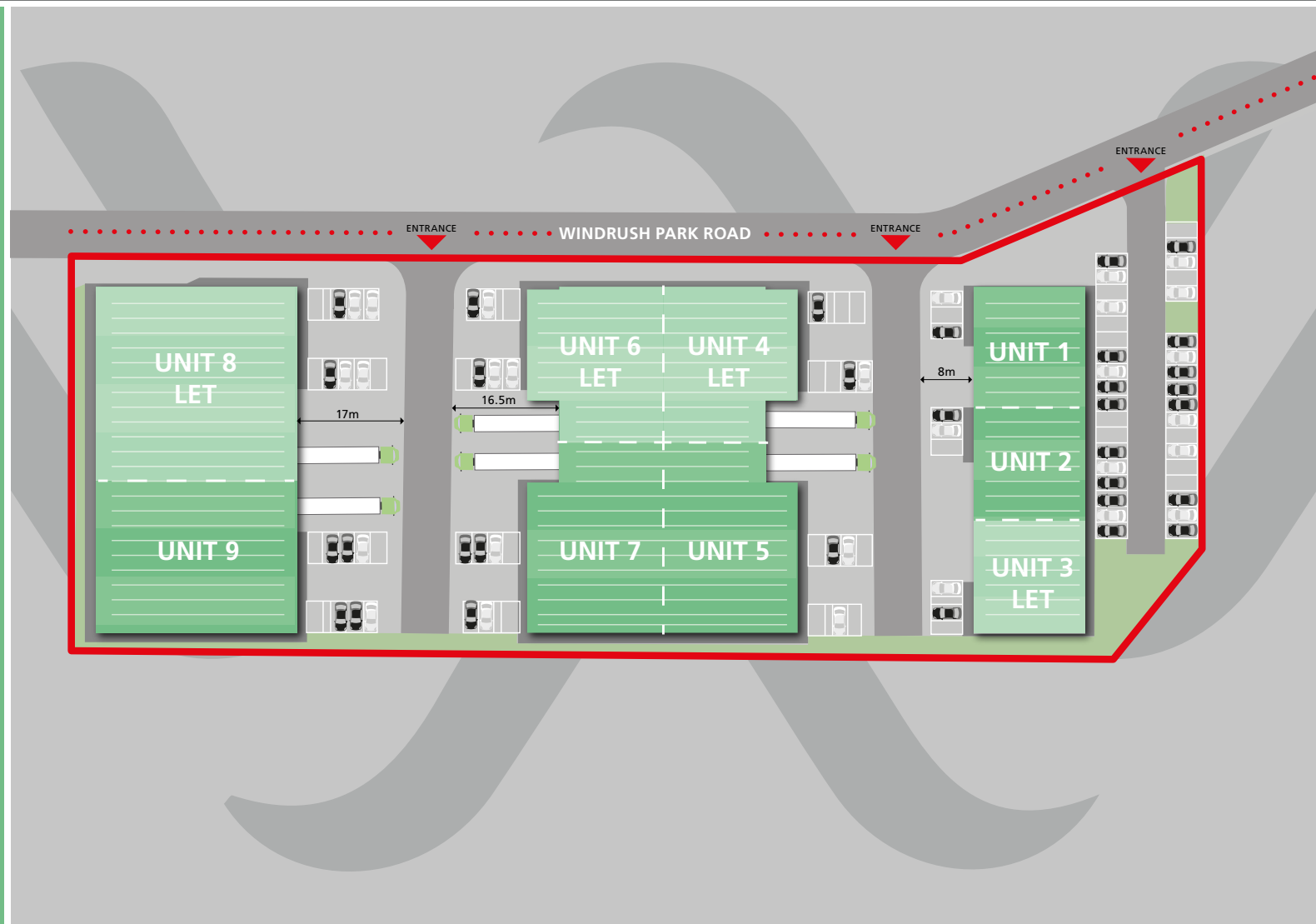
RECYCLED MATERIALS &
SUSTAINABLE FEATURES



PROMINENT
SIGNAGE & BRANDING



PRIVATELY OWNED
POWER SUPPLY



LOCATION

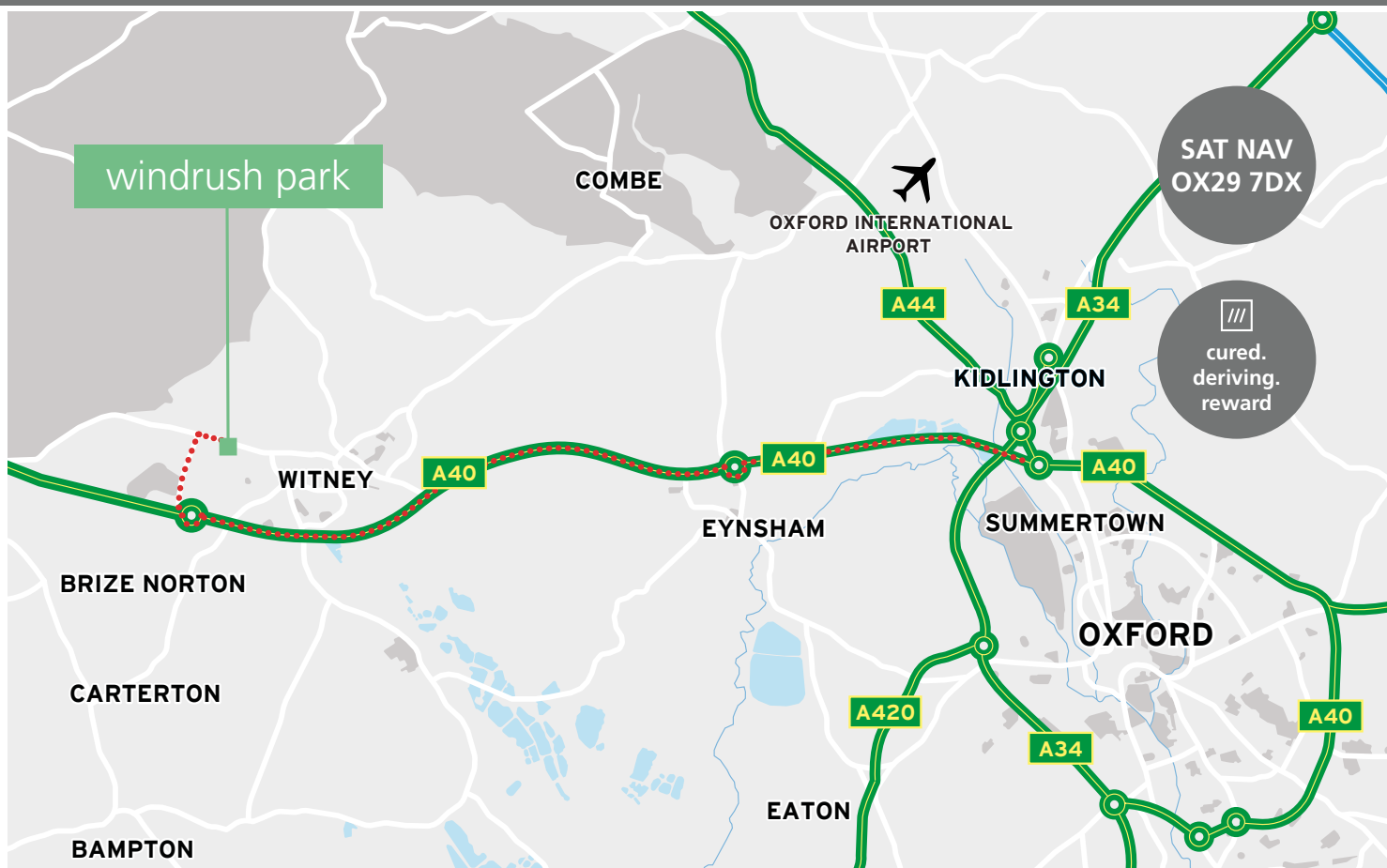
Witney is located within the Oxford Life Sciences Cluster which is viewed as one of the world's leading centres for life and medical sciences. Witney will also benefit from the growing international focus on the Cambridge – Milton Keynes – Oxford growth corridor. The UK Government is committed to delivering 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:



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