

# TUNGSTEN PARK WITNEY UNITS 10 & 11, PHASE 3



**FINAL 2 UNITS REMAINING**  
TO LET  
**HIGH SPECIFICATION**  
**INDUSTRIAL / WAREHOUSE UNITS**  
CAN BE COMBINED  
**23,695 – 51,397 SQ FT**

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

# BRAND NEW INDUSTRIAL / WAREHOUSE SCHEME

Tungsten Park is Witney's premier industrial location, comprising 470,000 sq ft (43,664 sq m) of Grade A industrial and warehouse space across 3 phases.

Recently completed within Phase 3, Units 10 and 11 offer two adjoining self-contained units, with dedicated yards and parking areas, capable of being combined.



## ACCOMMODATION

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	3,962	8	50KN	43	2	A
			<b>UNIT 9 LET</b>						
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
			<b>UNIT 12 LET</b>						
12	68,230	6,075	74,305	6,879	8	50KN	75	4	A

ALL FLOOR AREAS MEASURED ON A GROSS INTERNAL AREA BASIS



31M YARD DEPTH



FLOOR LOADING 50KN/M2



SECURE, SELF-CONTAINED YARDS



EV CHARGING



ELECTRICALLY OPERATED LEVEL ACCESS LOADING DOORS



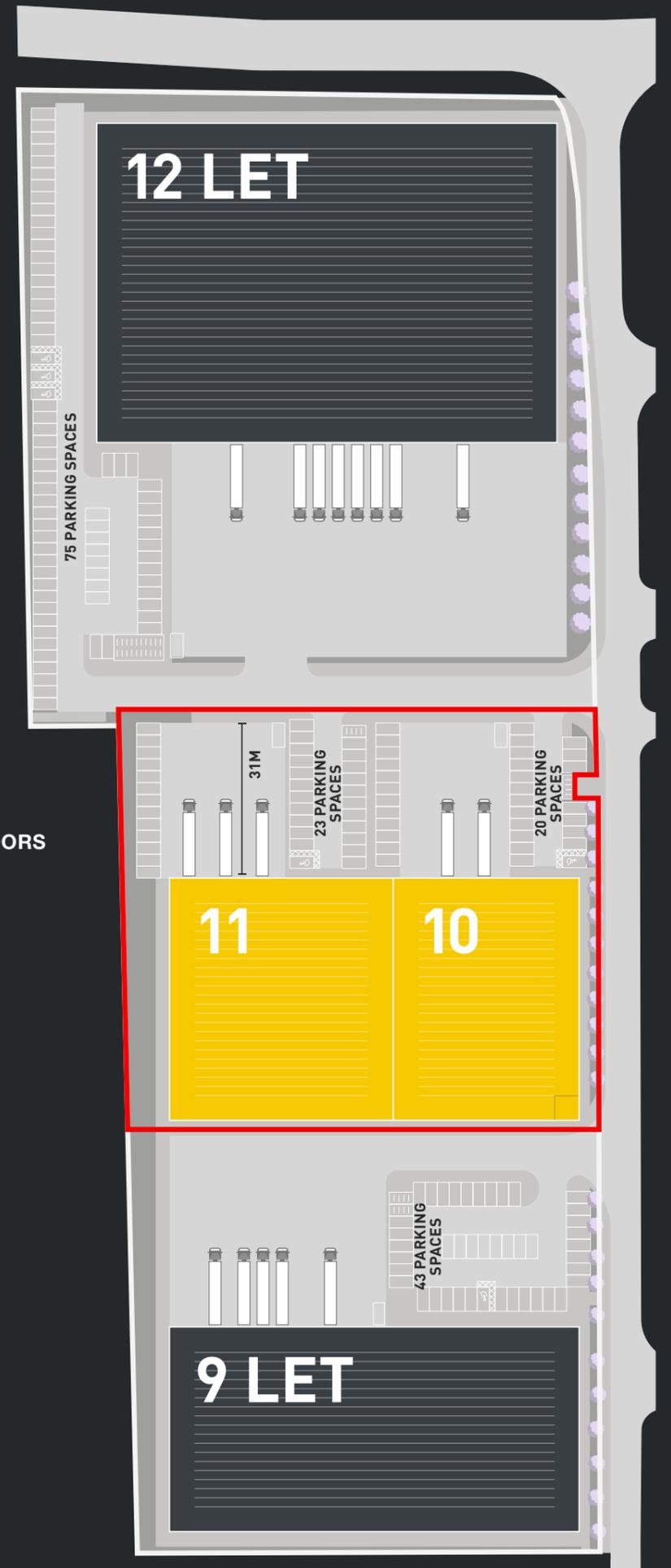
8M EAVES HEIGHT



10% ROOF LIGHTS

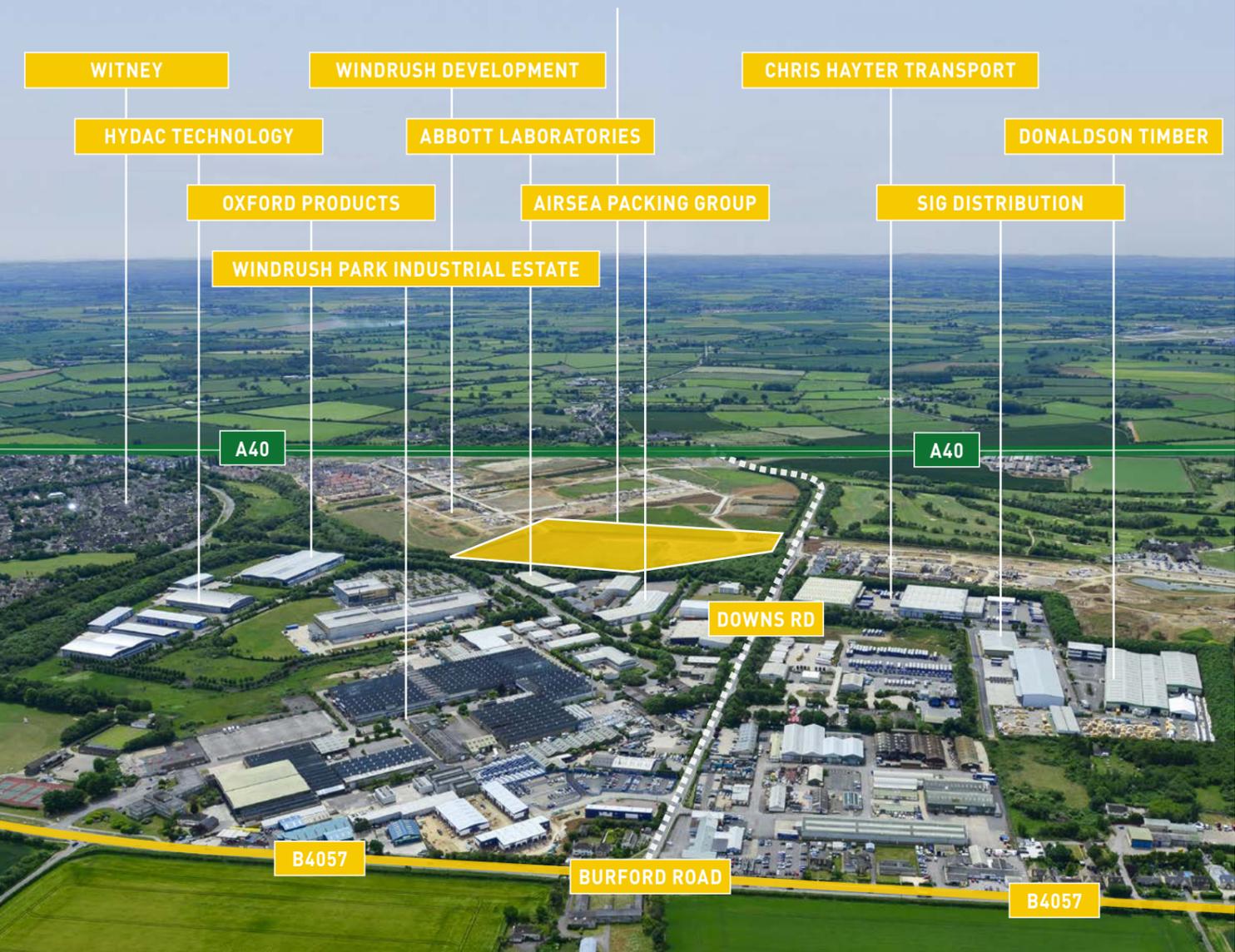


HIGH SPECIFICATION FIRST FLOOR OFFICES



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