

NETWORK OXFORD | TRADE CITY | SANDY LANE WEST | OXFORD OX4 6FF



# **9 NEWLY DEVELOPED** LIGHT INDUSTRIAL UNITS

SUITABLE FOR IMMEDIATE INDUSTRIAL OR TRADE USE. ADDITIONALLY, THESE UNITS ARE SUITABLY DESIGNED TO ALLOW FOR ALTERNATIVE COMPLEMENTARY USES SUCH AS RESEARCH AND DEVELOPMENT OR LABORATORY RESEARCH.

## SPECIFICATION

- INTERNAL EAVES HEIGHTS: 7.30M FOR UNITS 1-5 AND 7.55M FOR UNITS 6-9
- FIRST FLOOR SUITABLE FOR STORAGE OR CONVERSION TO OFFICES
- EXCELLENT CAR PARKING RATIO
- LEVEL ACCESS LOADING
- ELECTRIC LOADING DOORS 4.75M (H) X 4M (W)







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### - AVAILABLE UNITS

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UNIT 8	6,178 SQ FT	574 SQ M
GROUND	5,248 SQ FT	488 SQ M
FIRST	930 SQ FT	86 SQ M
UNIT 9	6,141 SQ FT	571 SQ M
UNIT 9 GROUND	<b>6,141 SQ FT</b> 5,217 SQ FT	<b>571 SQ M</b> 485 SQ M

### ACQUIRED UNITS

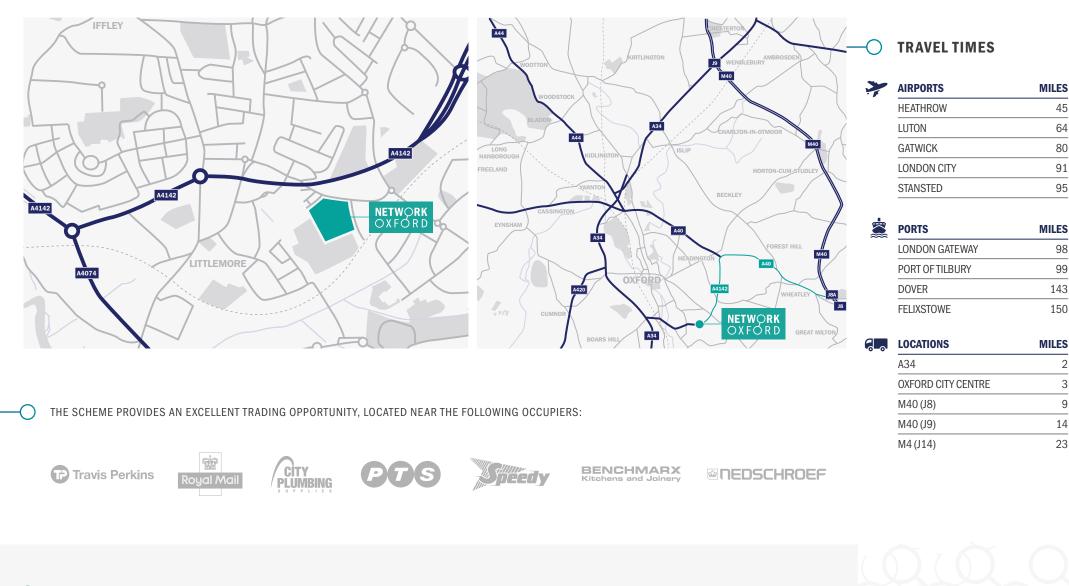
CLARKSON EVANS	NIT 1
EYRE AND ELLISTON	NIT 2
OXBOTIC/	NIT 3
CAPITAL HAIR AND BEAUT	NIT 4
ELECTRIC CENTRE	NIT 5
SHARP LIFE SCIENCE	NIT 6
AUTO WINDSCREENS	NIT 7

All following areas are approximate GEA









FOR MORE INFORMATION OR TO ENQUIRE ABOUT TRADE CITY OR NETWORK OXFORD, CONTACT THE JOINT AGENTS:

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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2019.