

To Let

CBRE

New Industrial/Warehouse Units - Ready Autumn 2025

Kingston Bagpuize Business Park - New Build Development

Unit Size Ranging from 3,066 Sq Ft - 5,175 Sq Ft - Can Be Combined

For Illustrative Purposes Only
CGI of Phase I



Phase 1 Kingston Bagpuize Business Park, Oxon – Available Autumn 2025 – Pre-let Discussions Encouraged

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415. This location is at the heart of a buoyant economic area which benefits from the proximity of Oxford, good infrastructure and plentiful new housing.

DESCRIPTION

Kingston Business Park is an established business location with over 20 existing occupiers on site and provides ideal accommodation for national and local businesses. The new development is targeted to attract new occupiers whilst also providing space for existing tenants to expand.

Part of the Estate is to be redeveloped in two phases of construction. Phase 1 will start in early 2025 and will provide 13 new units which will provide a mix of light industrial warehousing built with steel portal frames. Each unit has a first floor mezzanine, capable of being used as offices or additional production/storage. Unit sizes range from 3,066 sq ft to 5,175 sq ft, although they will be capable of being combined to form larger units as necessary. There are also further phases planned for the site, please get in contact for more information. The units will benefit from the following:

- Level access loading doors
- FM2 classification floor slabs with 35kN/m2 ground floor loading capacity
- 10% daylight roof panels
- Dedicated parking spaces
- 8m minimum clear height to haunch
- Established business location
- Concrete service yards
- First floor mezzanine
- Units can be combined

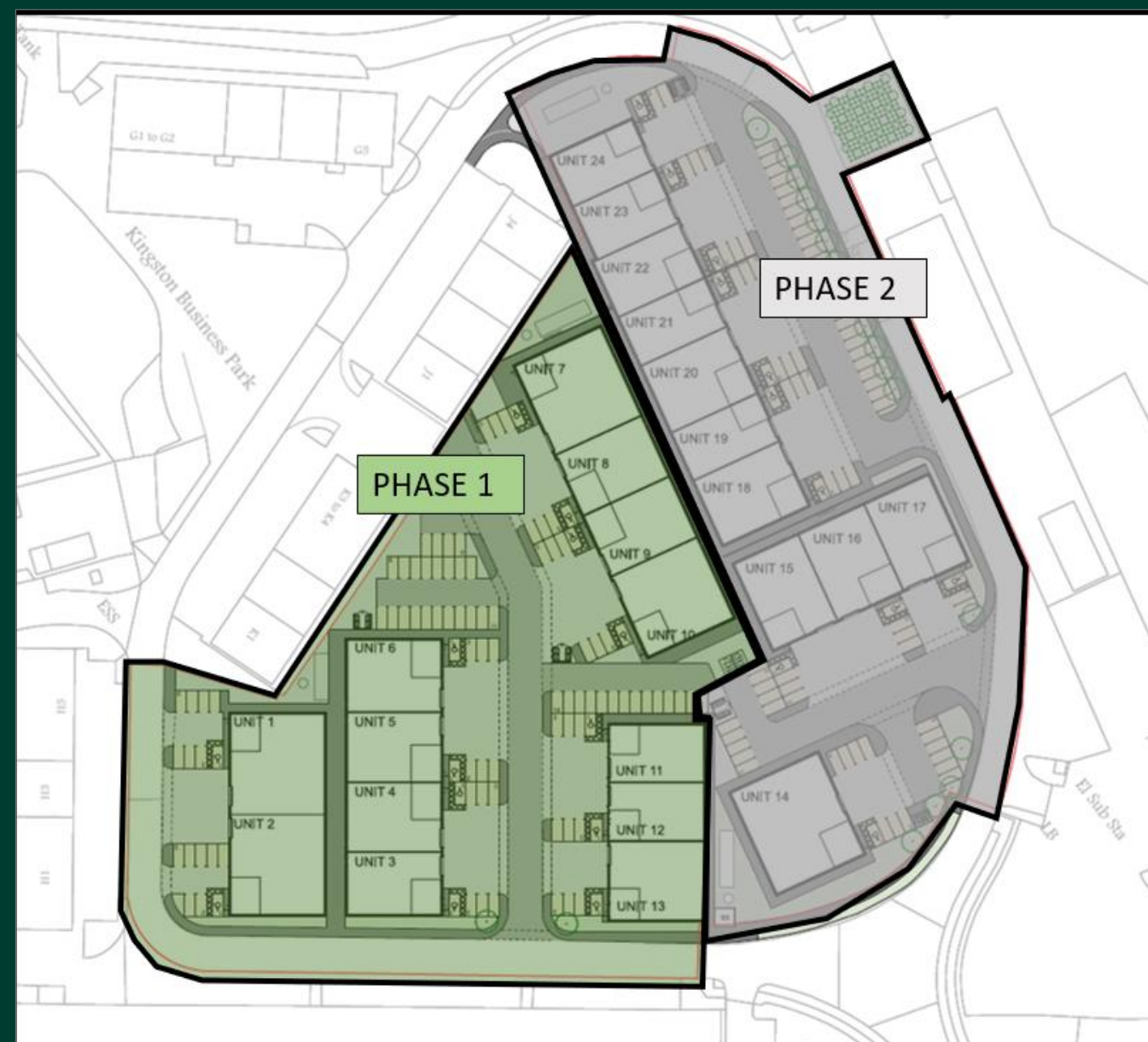


SERVICES & OUTGOINGS

3 phase electricity, water and broadband

ACCOMMODATION

Unit No	Ground Floor GIA	Mezzanine GIA	Total
1	4628	547	5175
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3	2874	513	3387
4	3208	540	3748
5	3208	540	3748
6	3326	547	5057
7	4510	547	5057
8	3068	540	3608
9	3068	540	3608
10	4080	547	4626
11	2637	428	3066
12	2713	450	3162
13	3638	465	4103



TERMS

Pre-letting discussions would be welcomed.

Lease terms upon application.

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