

Prominent Industrial Warehouse Opportunity

WITNEY
OX28 4YT

A40
TRADE
PARK



Refurbished Units

TO LET 5,000 – 72,000 sq ft[†] (456 – 6,705 sq m)

A40 Trade Park, Avenue Two, Station Lane, Witney OX28 4YT





Description

The property comprises a combination of industrial/warehouse units totalling 72,173 sq ft (6,704.5 sq m), which can be subdivided to provide self-contained units from 4,915 sq ft (456.6 sq m). The units are prominently positioned Units 1–3 fronting Avenue Two and units 4 & 5 backing onto the A40.

Key features and specification:

- Refurbished units
- 5 metre clear internal height
- Level access loading doors
- 80 allocated car spaces
- Double glazing
- New office and W/C facilities available
- Range of unit sizes and configurations
- Prominent roadside position

Accommodation

Approximate Gross Internal Areas set out below:

	sq ft	sq m	EPC rating
Unit 1	5,017	466.0	C-58
Unit 2*	6,591	612.3	D-84
Unit 3	9,946	924	C-52
Unit 4*	24,674†	2,292.2†	D-97
Unit 5a	4,915	456.6	C-52
Unit 5b	9,994	928.4	C-58
Unit 5c*	11,038	1,025	D-77
Total	72,173	6,704.5	

*Includes first floor mezzanine and office areas.

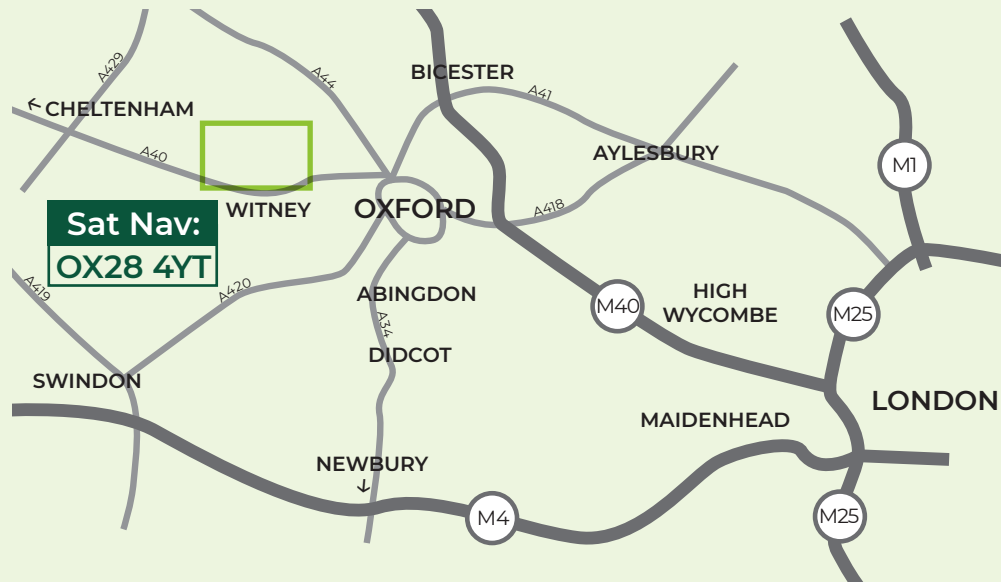
† Please note the areas stated above are based on the current configuration of the scheme.

Layout (right) shows proposed reconfigured scheme based on planning application.

WITNEY
OX28 4YT

A40 TRADE PARK





Sat Nav:
OX28 4YT



WITNEY OX28 4YT
A40 TRADE PARK

10 mins walk from town centre

What3words
///looks.spaces.asking
///skips.match.Friday

Location

Witney is an established commercial location approximately 13 miles to the west of Oxford. The town offers good communication links being on the A40 Oxford to Cheltenham trunk road, with access to the A34 and to the M40 and M4 motorways. Station Lane is the principle area for industrial trade counter and retail warehouse occupiers.

Tenure

The units are available to let on new lease terms to be agreed. Viewings by prior appointment with the joint letting agents.

TRAVEL DISTANCES	Miles	Km
A34	10	16
A40	.7	1.1
Cheltenham	28	45
M40	17	27.3
Oxford	10	16
RAF Brize Norton	3.5	5.6
Witney Town Centre	1	1.6

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WAREHOUSE REIT

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