



# OXFORD BUSINESS PARK

**UNIT A TO LET**  
**83,912 SQ FT**

ALEC ISSIGONIS WAY GARSINGTON ROAD OXFORD OX4 2ZY

# Unit A To Let

## 83,912 sq ft (7,796 sq m)

### Description

Unit A comprises of 83,912 sq ft (7,796 sq m). It provides a detached industrial warehouse of steel portal frame construction, with part brick/part profile steel cladding and a sheet steel roof incorporating translucent daylight panels. The property benefits from a secure yard with 12 dock level loading doors.



### Accommodation

The properties comprise the following approximate gross internal floor areas:

Unit A	sq ft	sq m
Warehouse & Ancillary	63,816	5,929
1st & 2nd Floor Offices	20,096	1,867
<b>Total</b>	<b>83,912</b>	<b>7,796</b>



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## Unit A Specification

Eaves height of approximately 8 metres

12 dock level loading doors

Secure yard (approximately 0.6 acres)

Two storey integral offices with central-heating and cooling

Separate car parking area for 151 cars

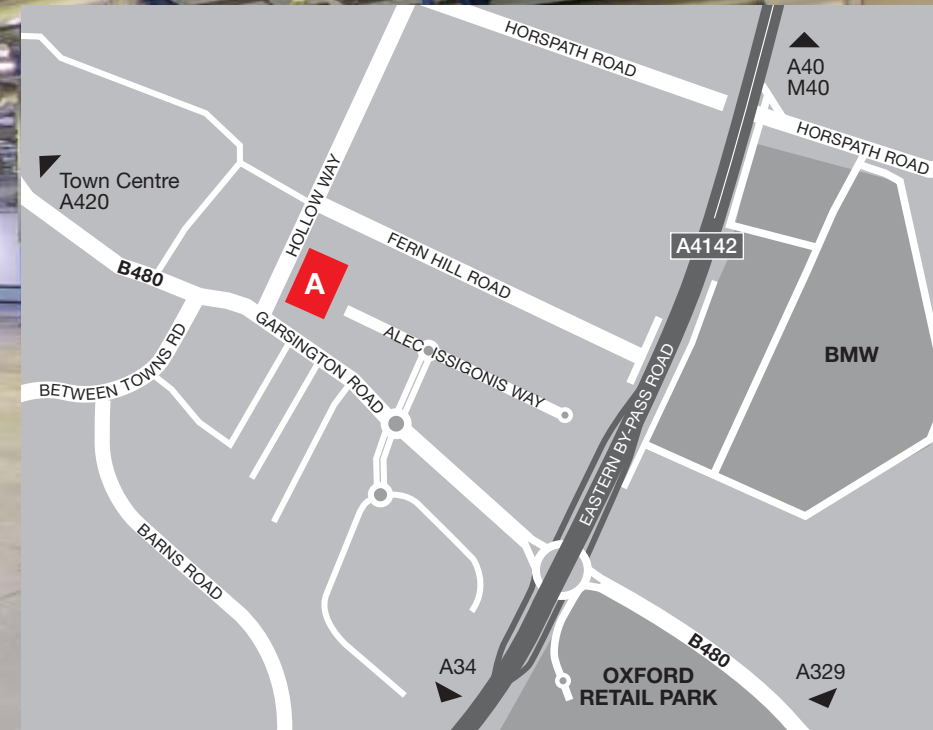
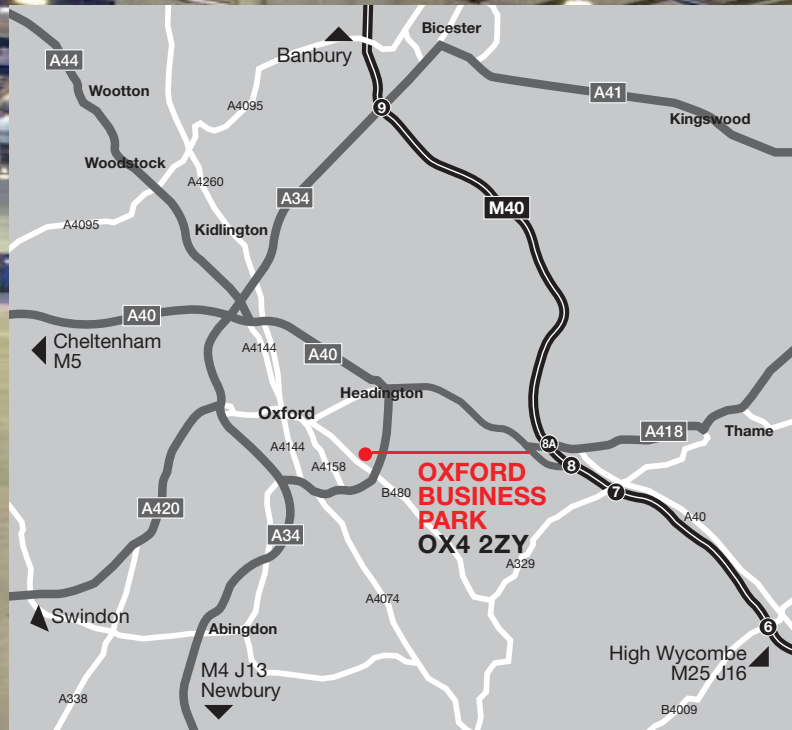
3 phase power

EPC rating available upon request



## Location

Oxford is situated approximately 58 miles to the west of Central London, and Oxford Business Park (North) is strategically located on the southern edge of Oxford, adjacent to the A4142 eastern by-pass. As such, road links to the premises are excellent with junction 8 M40 being located approximately 7 miles away. Oxford City Centre is approximately 2.5 miles from the Business Park, with an extensive network of buses servicing the surrounding area.



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## Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

## Viewing

Strictly by appointment through the joint agents.



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