

# WYNDYKE



A new Headquarters building suitable for manufacturing, Laboratory, R&D and office space use

 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

**OX14 1DY**

**25,000 SQ FT UNIT ON SELF-CONTAINED SITE  
AVAILABLE FOR PRE-LEASING ENQUIRIES**

[www.abingdonbusinesspark.co.uk](http://www.abingdonbusinesspark.co.uk)









## DESCRIPTION

Wyndyke will be a new Hi-Tech Headquarters building prominently situated at the front of the vicinity of the park offering flexibility for a variety of uses.

## AREAS

FLOOR	SQ FT	SQ M
Ground	21,500	1,974
First	3,750	348
<b>TOTAL</b>	<b>25,000</b>	<b>2,322</b>

## SPECIFICATION

The unit will offer high quality, flexible accommodation with the following specification:



8M EAVES HEIGHT



FLOOR LOADING  
37.5KN/M2



FLEXIBILITY TO  
EXTEND OFFICES



SECTIONAL  
LOADING DOORS



GLAZED ENTRANCE  
AREAS



LED LIGHTING



37 CAR PARKING  
SPACES – 1:675 SQ FT  
(WITH POTENTIAL FOR  
FUTURE SPACES)



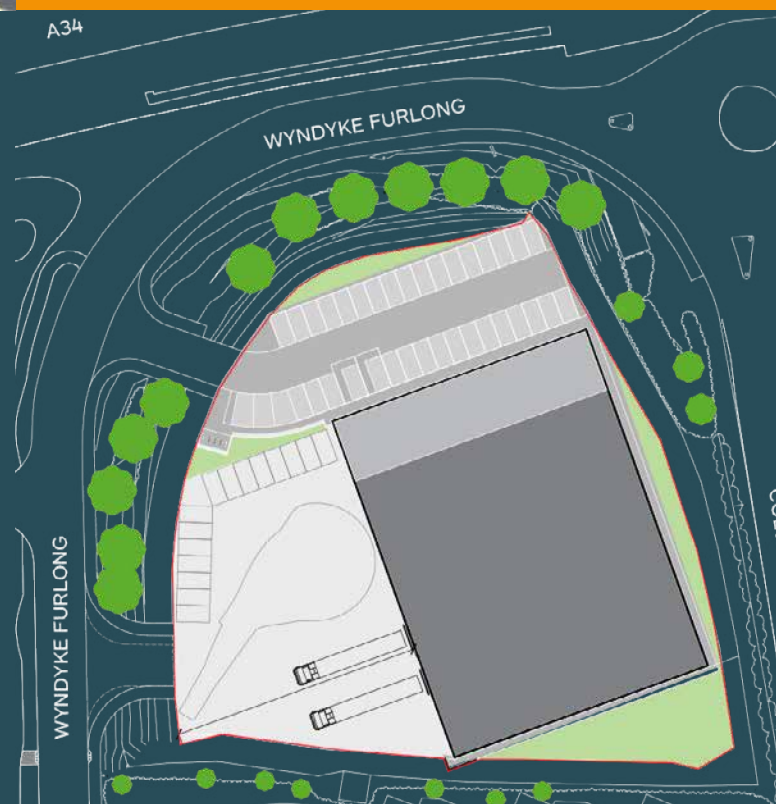
BRUSHED CONCRETE  
YARD WITH BLOCK  
PAVING PARKING



TARGET EPC  
RATING A



UNIT CAN BE  
DELIVERED IN 14  
MONTHS (STP)







## LOCATION

Abingdon Business Park (OX14 1DY) benefits from fantastic travel connections. Located within half a mile of the A34 which in turn links to the M40 (18 miles) and M4 (17 miles) motorways.

Didcot Parkway and Oxford mainline train stations are both within 10 miles from where London Paddington can be reached in 45 minutes and Birmingham New Street can be reached in 72 minutes.

## TRAVEL DISTANCES / TIMES

	Distance (miles)	Distance (minutes)	Walking (minutes)
<b>Town Centre</b>	1.0	5	20
<b>Tesco</b>	0.6	3	10
<b>Fairacres Retail Park</b>	0.3	1	3
<b>A34</b>	0.6	3	-
<b>M40 (J9)</b>	18	20	-
<b>M4 (J13)</b>	17	17	-
<b>Oxford city Centre</b>	8	17	-

### All enquiries

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### Investor



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