

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**







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
TOTAL	25,000	2,322

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)



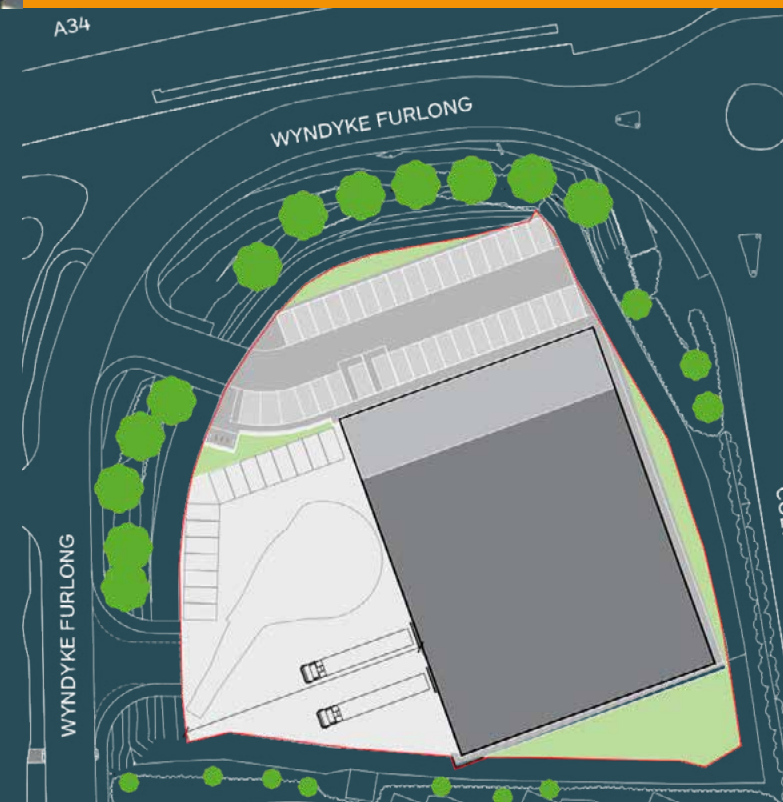
BRUSHED CONCRETE
YARD WITH BLOCK
PAVING PARKING



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)
Town Centre	1.0	5	20
Tesco	0.6	3	10
Fairacres Retail Park	0.3	1	3
A34	0.6	3	-
M40 (J9)	18	20	-
M4 (J13)	17	17	-
Oxford city Centre	8	17	-

All enquiries

CBRE

01865 848488

www.cbre.co.uk

Kevin Wood
kevin.wood@cbre.com
 07900 584 150

Charlotte Reaney
charlotte.reaney@cbre.com
 07841 684 842

Asset managed by

xlbo

www.xlbproperty.com

Investor

ROYAL LONDON

Misrepresentation Act : All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. October 2022.

www.abingdonbusinesspark.co.uk