7.37 ACRE CONSENTED INDUSTRIAL DEVELOPMENT OPPORTUNITY IN WITNEY, OXFORDSHIRE





INVESTMENT CONSIDERATIONS

- **Rare opportunity** to acquire a **Freehold** consented industrial site totalling **7.37 acres** (2.98 hectares)
- The site benefits from **B2/B8 planning permission** for an industrial scheme comprising 5 units totalling 130,970 sq ft (12,167.4 sq m)
- Located in a **dedicated industrial location** which benefits from a confluence of major road networks including the A40 (3.7 miles) which is receiving major improvements
- Potential for Industrial Open Storage (IOS) use STP
- **Very low site density** with dedicated access road
- Lack of existing suitable stock in the area
- **Prime industrial rents in Witney achieving in excess of £13 psf**
- **Freehold**

PROPOSAL

Offers sought in excess of **£4,200,000 (Four Million, Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT. Capital value of £569,877 per acre.

CGI for illustrative purposes only.

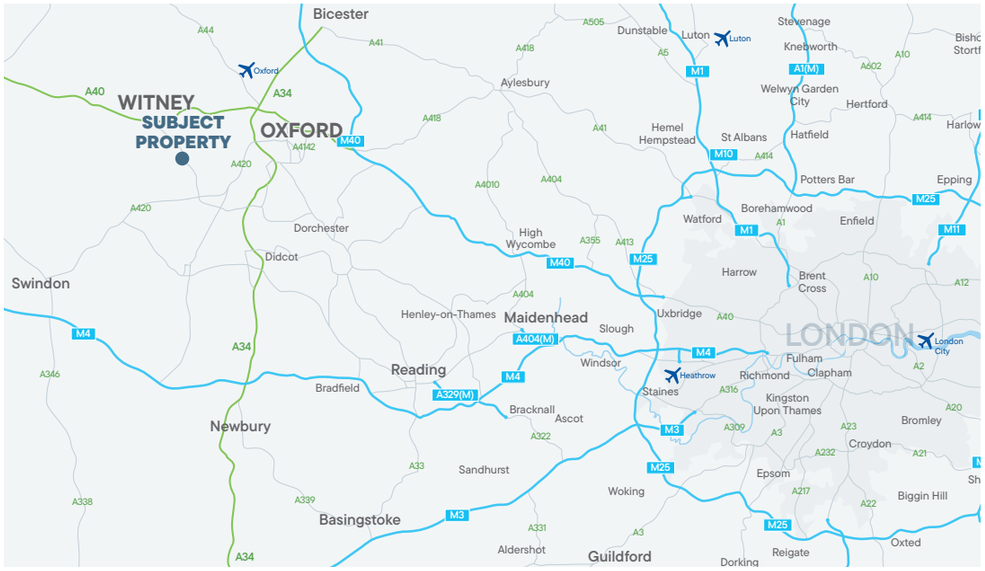
LAKESIDE INDUSTRIAL PARK

COTSWOLD DENE, STANDLAKE, OXFORDSHIRE, OX29 7PL

7.37 ACRE CONSENTED INDUSTRIAL DEVELOPMENT OPPORTUNITY IN WITNEY, OXFORDSHIRE







CONNECTIVITY

	Distance	Time
WITNEY	4.8 miles	11 mins
OXFORD	12 miles	22 mins
SWINDON	27 miles	40 mins
BIRMINGHAM	51 miles	75 mins
LONDON	60 miles	90 mins
A40	3.5 miles	6 mins
A420	4.8 miles	10 mins
A34	6 miles	15 mins
M40 JUNCTION 9	16 miles	32 mins
OXFORD AIRPORT	13.2 miles	25 mins
LONDON HEATHROW	47 miles	60 mins
BIRMINGHAM AIRPORT	65 miles	75 mins

LOCATION

CLICK TO VIEW LOCATION

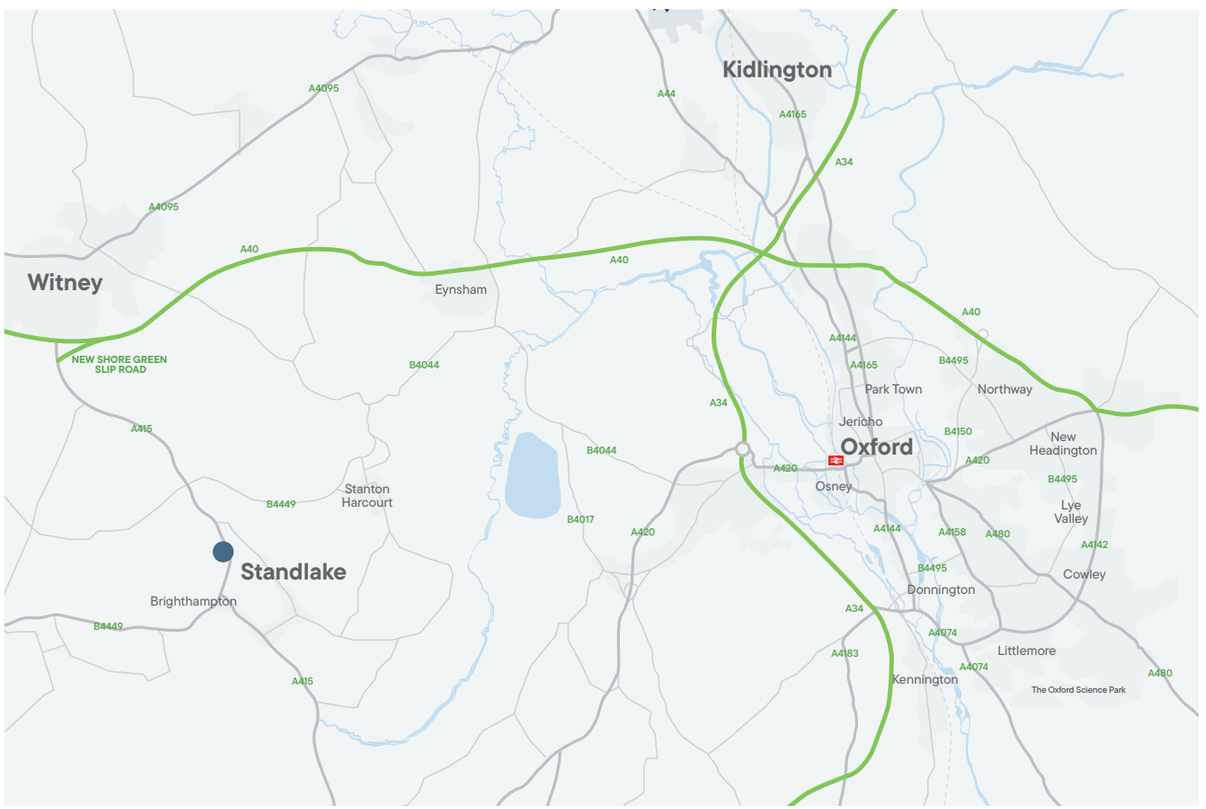
Witney is a popular commuter town in the district of West Oxfordshire. The town is strategically located approximately 12 miles West of Oxford, 24 miles North East of Swindonand 75 miles West of London. The town is bordered by the A40 to the south and the A44 further East. Hanborough Railway Station is 5.5 miles from Witney and provides regular services to London Paddington with a typical journey time of 62 minutes.

The A40 road connects the town to key destinations like Oxford, Cheltenham and London. The A40 is due to receive £25 million of funding from the Housing and Growth Deal (HGD) for the Access to Witney (Shores Green) project which will aim to improve connections allowing traffic to travel eastbounds towards Oxford and westbound towards Burford/ Cheltenham from Witney through a new junction.

Other major road networks include the likes of the A420 which is directly south of the subject property (4.8 miles) at its junction with the A415.

SITUATION

The site is situated in Lakeside Industrial Estate which is located 13 miles from Oxford and 6 miles to the south east of Witney. Standlake is an established industrial location, with occupiers including JSP Limited, Minster Paving and Blenheim Cars.



LAKESIDE INDUSTRIAL PARK

COTSWOLD DENE, STANDLAKE, OXFORDSHIRE, OX29 7PL

7.37 ACRE CONSENTED INDUSTRIAL DEVELOPMENT OPPORTUNITY IN WITNEY, OXFORDSHIRE

TENURE

Freehold (ON272509).

THE SITE

The site comprises 7.37 acres (2.98 hectares) of levelled land.

PLANNING

The site benefits from B2/B8 planning permission for 5 units totalling 130,970 sq ft (12,167.4 sq m). Planning application reference : 23/00301/FUL

23/00301/FUL | Erection of five industrial units with associated parking and service areas and access road. | Lakeside Industrial Park Cotswold Dene Standlake Oxfordshire OX29 7PL



ACCOMMODATION SCHEDULE CONSENTED

Unit	Industrial Sq. Ft.	Office Sq. Ft.	Combined (consented)
Unit 1	12,850	2,150	15,000
Unit 2	42,270	4,305	46,575
Unit 3	10,580	1,850	12,430
Unit 4	18,080	2,735	20,815
Unit 5	31,850	4,300	36,150
Total	**115,630**	**15,340**	**130,970**





CGI for illustrative purposes only.

© Crown Copyright, ES 100004106. For identification purposes only.

DEVELOPMENT OPPORTUNITY

- FREEHOLD (ON272509)
- SIZE 130,970 SQ FT (12,167.4 SQ M)
- SITE DENSITY OF 40%
- UNITS RANGING FROM 12,460 - 46,475 SQ FT
- 10 METRE EAVES HEIGHTS
- DEDICATED ACCESS ROAD
- TURNING HEAD TO BE PROVIDED TO THE ACCESS ROAD
- 11.71% OFFICE CONTENT
- 74 CAR PARKING SPACES
- 39 BIKE SPACES



CGI for illustrative purposes only.

© Crown Copyright, ES 100004106. For identification purposes only.

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

For access to the Allsop data room please use the following link:

DATAROOM

PROPOSAL

Offers sought in excess of **£4,200,000 (Four Million, Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT. Capital value of £569,877 per acre.

allsop

For further information or to make arrangements for viewing please contact:

James Salmon
07720 400 306
james.salmon@allsop.co.uk

Oliver Dixon
07341 635 082
oliver.dixon@allsop.co.uk

allsop.co.uk



Misrepresentation Act: 1. Allsop LLP on its own behalf and on behalf of the vendor/lessor of this property whose agent Allsop LLP is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Allsop is the trading name of Allsop LLP.

Design CommandD www.commandHQ.co.uk 06.25