



**UNIT B, LANGFORD LOCKS  
KIDLINGTON  
OXFORDSHIRE  
OX5 1HX**

**Modern detached warehouse and  
yard**

**Adjoining 1.29-acre site available by  
separate negotiation**

- 37,700 sq.ft / 3,502 sq.m
- Maximum height of 13.9m
- 50m yard depth
- Undergoing refurbishment

For guidance only

## SPECIFICATION

- Modern detached warehouse with yard and parking
- 37,700 sq ft/ 3,502 sq m
- 11m eaves rising to 13.9m at apex
- 50m yard depth
- Adjoining 1.29-acre site, suitable for building expansion, overflow parking and open storage, subject to planning, available by separate negotiation

## LOCATION

The property is situated in a prominent position to the front of the Langford Locks area of Kidlington, just to the North of Oxford.

This is an established business location, with a mixture of office, industrial, car sales, Tech and R&D uses, together with Oxford airport, being situated opposite.

There is good road access to the A34 and then M40 and M4 motorways via the A44, approximately 1 mile to the West.

Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south.

## DESCRIPTION

The property comprises a modern detached warehouse building, built in approximately 2013, being of steel portal frame construction with metal cladding and glazing panels.

Internally at ground floor the building has an entrance lobby, office, rest room, toilets and changing area, leading to the warehouse accommodation. The warehouse has an eaves height of 11m rising to 13.95m at the apex, 2 level access and 2 dock level doors.

The first floor comprises largely open plan offices, together with a boardroom, kitchen and toilets.

Externally there is a 50 m yard, laid to concrete, together with car park area for approximately 25 cars, two of which are designated disabled.

The building has all main services, with gas fired warm air heating to the warehouse and a combined cooling and heating system to the offices.

The adjoining site is fenced and laid partly to aggregate and partly surfaced with tarmacadum and marked car spaces.

## ACCOMMODATION

The property comprises the following approximate gross internal areas:

	Sq m	Sq ft
Ground Floor (warehouse)	3,078.9	33,143
First Floor (offices)	423.3	4,557
<b>TOTAL</b>	<b>3,502.2</b>	<b>37,700</b>

We estimate the building, yard and parking areas, as edged red below, to total approximately 2.18 acres/ 0.88 hectares.

We estimate the adjoining site, as shaded blue below, to total approximately 1.29 acres/ 0.52 hectares.



## REFURBISHMENT

The building is to be full refurbished to include:

- Redecorated and carpeted offices
- Removal of existing racking
- Resurfacing of warehouse floor
- Refreshed kitchen, toilet and amenity areas

## VAT

We are advised that VAT will be applicable.

## EPC

The property has an EPC rating of B49, expiring in August 2025.

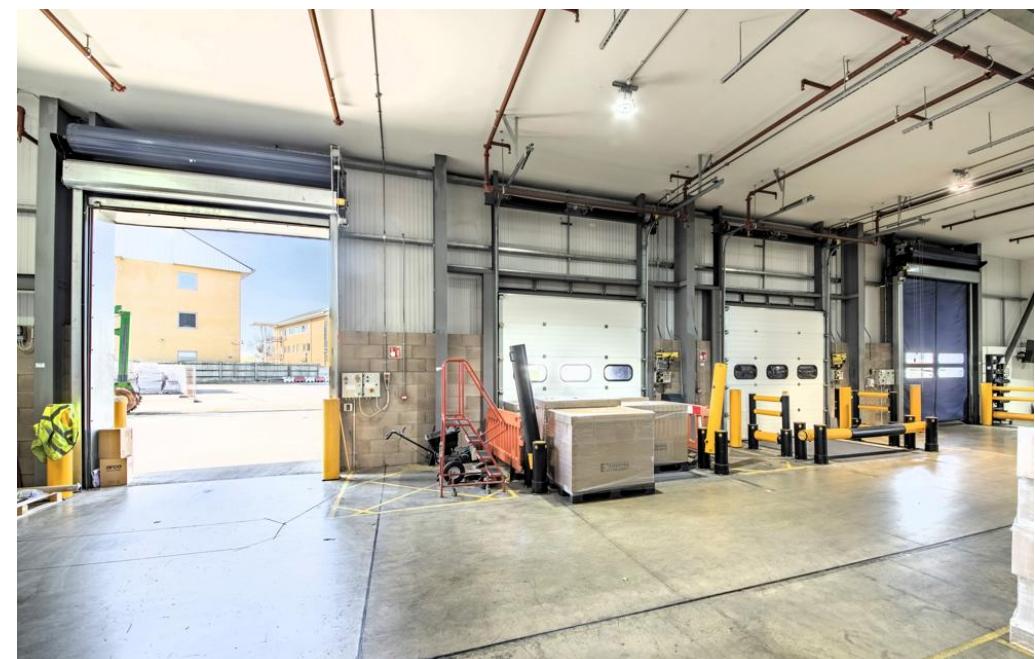
## TERMS

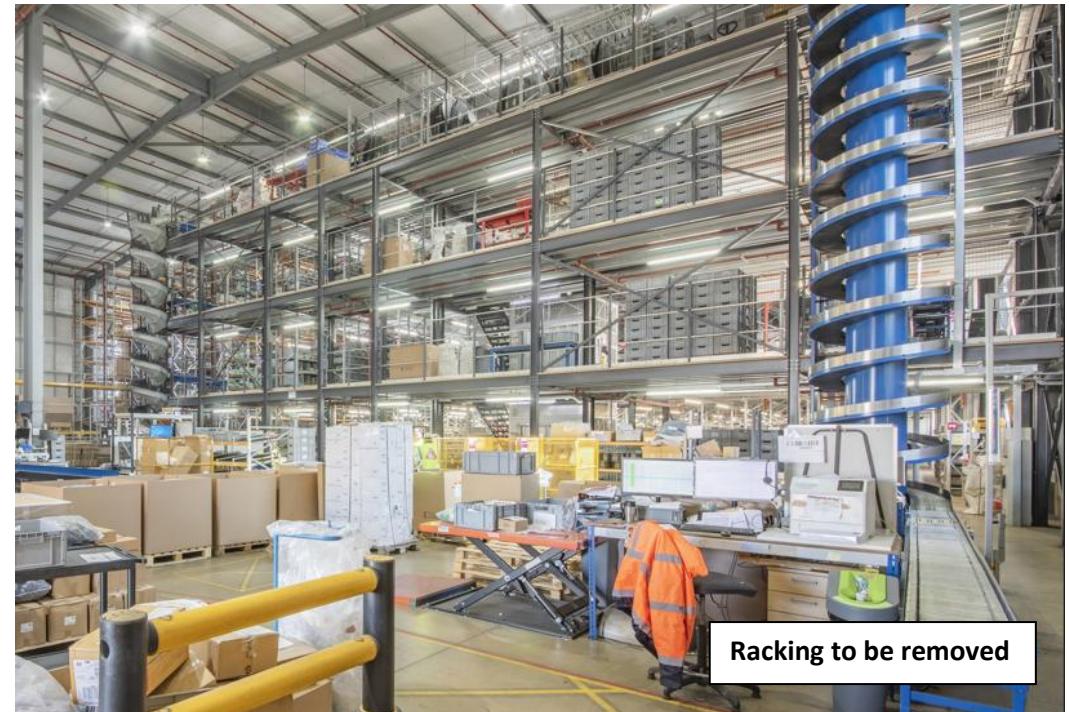
The building is available to lease on new full repairing and insuring terms, with terms on application.

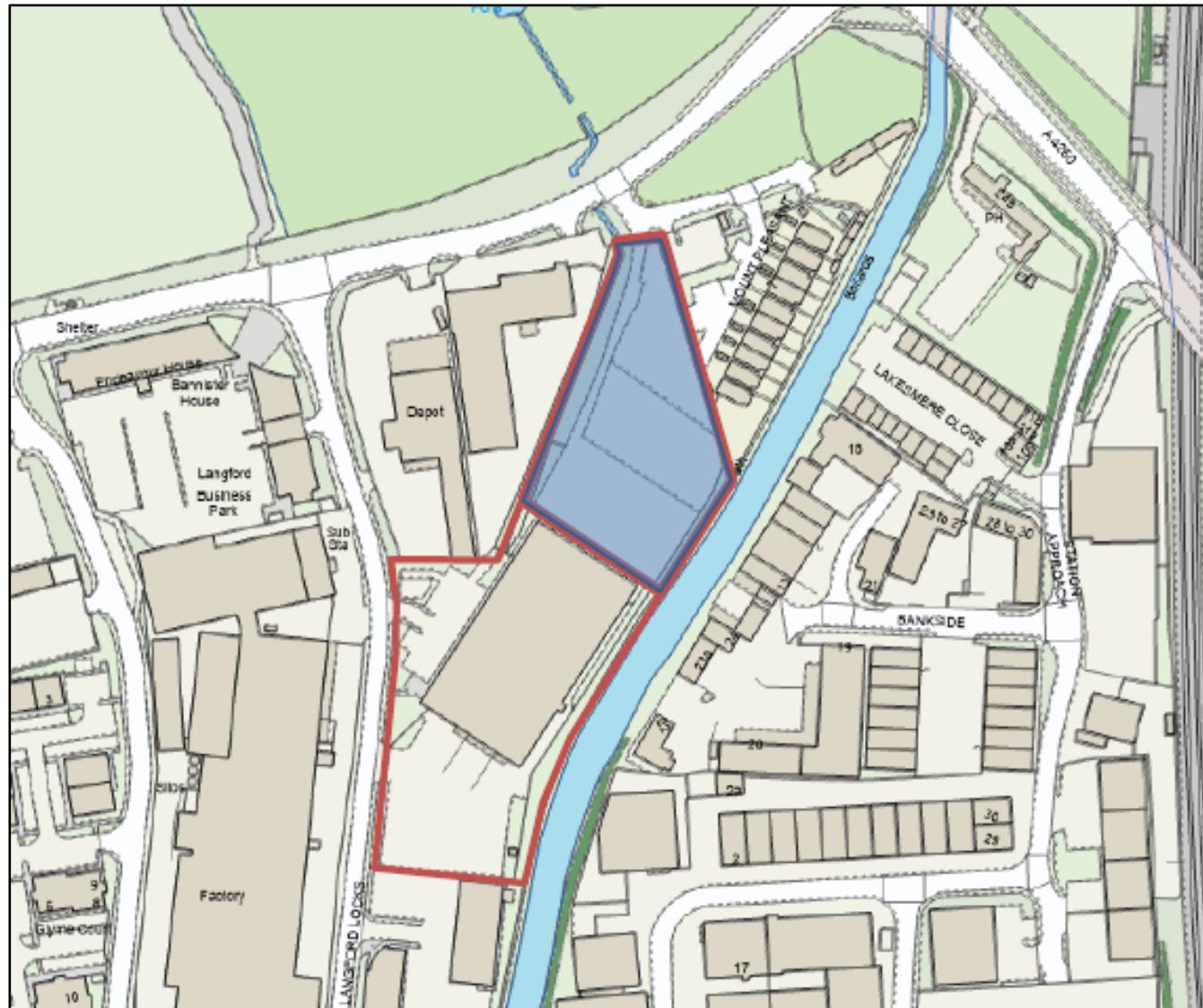
The rear site will be available to lease separately.

## BUSINESS RATES

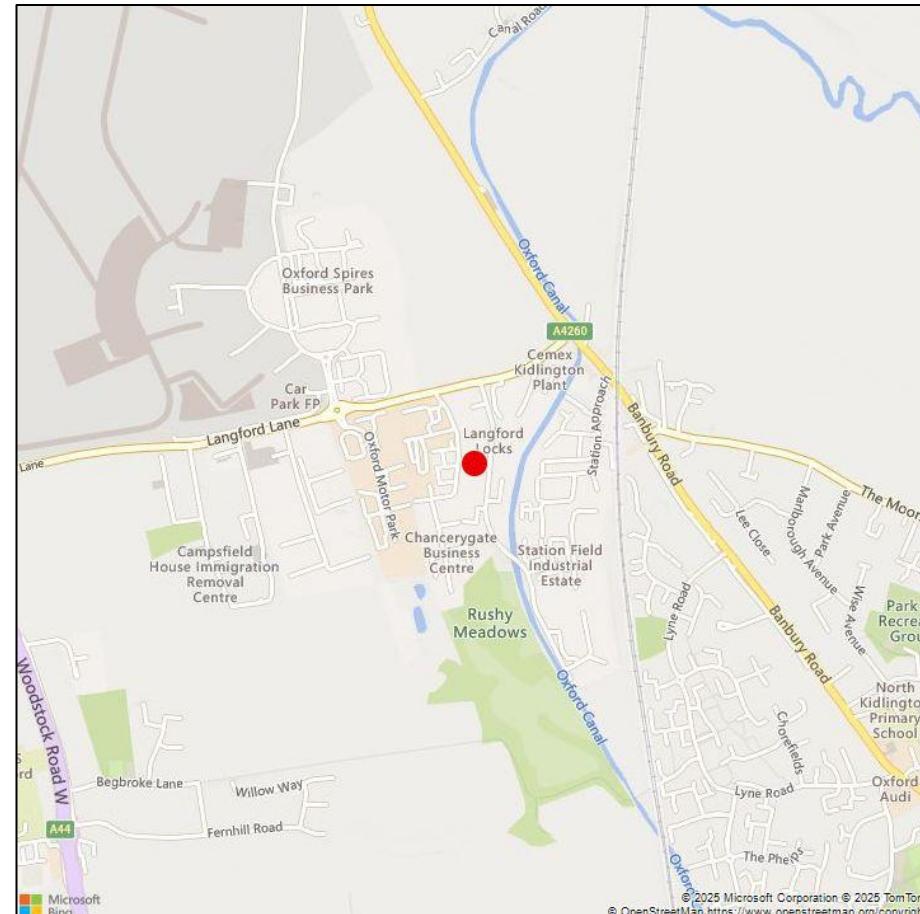
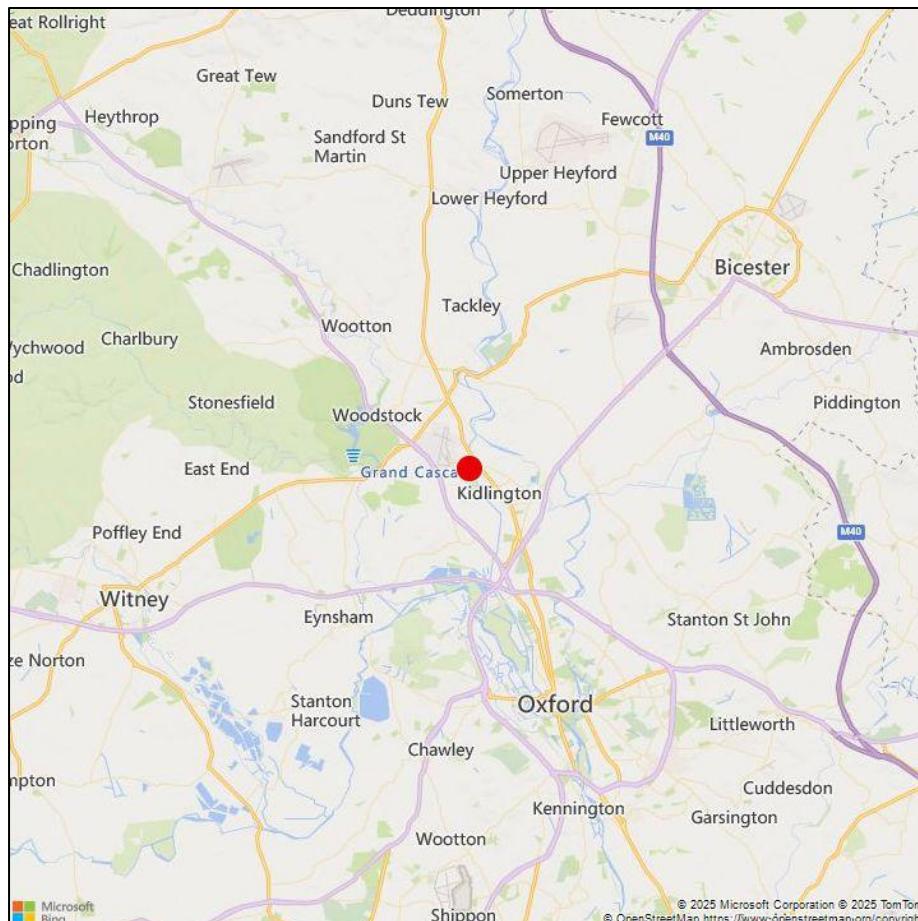
The building will require re-assessment for business rates.







Indicative Demise Plan, with approximate splits shown.



#### Viewing strictly by appointment only via the joint sole agents:

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