



AVAILABLE NOW

ADJOINING
1.29-ACRE SITE
AVAILABLE BY
SEPARATE NEGOTIATION

CANALSIDE
LANGFORD LOCKS
KIDLINGTON, OXFORD, OX5

MODERN DETACHED
WAREHOUSE AND YARD
TO LET 37,700 SQ FT (3,502 SQ M)

Clearbell



THE PROPERTY

The property is situated in a prominent position adjacent to London Oxford Airport which is one of the UK's busiest general airports, and home to a diverse range of aviation and aerospace companies of all scale, including Airbus Helicopter, Volare, JMI, Flying Smart and Triple JAE. The immediate area is an established business location, with a mixture of office, industrial, car sales, Tech and R&D uses.

Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south and within close proximity, there is a Premier Inn/Beefeater, Cygnet Nursery, and a wealth of independent operators, public houses and restaurants.

The unit comprises a modern, detached warehouse building, of steel portal frame construction with metal cladding and glazing panels. Internally, on the ground floor, it has an entrance lobby, office, rest room, toilets and changing area, leading to the warehouse. 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. The building has all main services connected, with gas fired warm air heating to the warehouse and a combined cooling and heating system to the offices.

UNIT HIGHLIGHTS



2 LEVEL
ACCESS DOORS



2 DOCK
LEVEL DOORS



12.3M EAVES
HEIGHT



50M SECURE
YARD



25 PARKING
SPACES
(2 DISABLED)



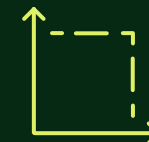
OPEN PLAN
OFFICE WITH
BOARDROOM



1.29 ACRE
ADJOINING
SITE



LOBBY
UNDERGOING
REFURBISHMENT



ADJOINING 1.29-ACRE SITE

Suitable for building expansion, overflow parking and open storage.
Subject to planning.
Available by separate negotiation.







PRIME LOCATION

The property is situated in a prominent position to the front of the Langford Looks area of Kidlington, just to the North of Oxford. An established business location, with a mixture of office, industrial, car sales, tech and R&D uses, it is situated opposite Oxford airport.

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.

DRIVE TIMES

4 MINUTES
TO THE A44

7 MINUTES
TO THE A34

15 MINUTES
TO J9, M40

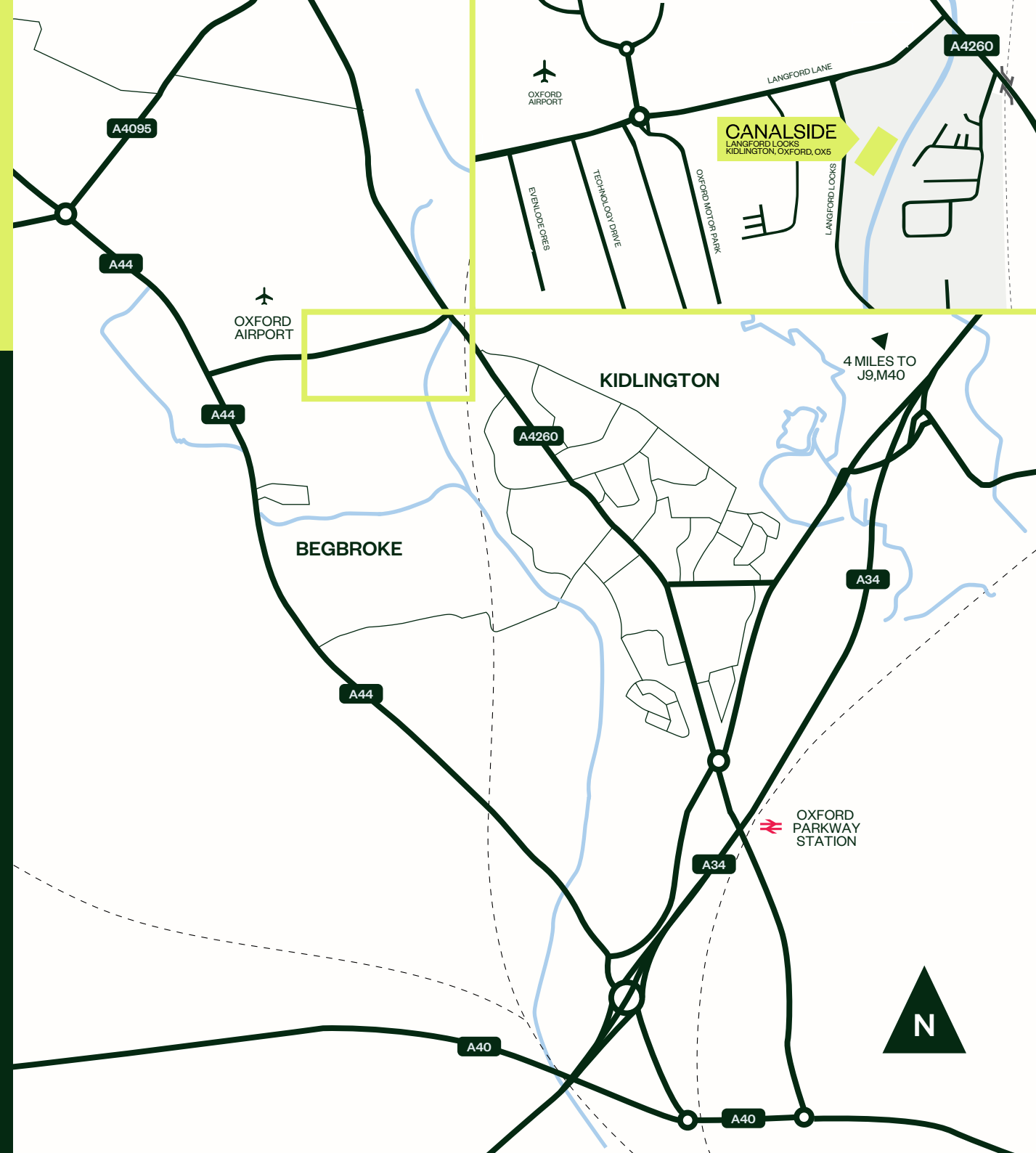
30 MINUTES
TO BANBURY

60 MINUTES TO
HEATHROW
AIRPORT

90 MINUTES TO
BIRMINGHAM



10 MINUTES TO OXFORD
PARKWAY STATION



SITE PLAN

ACCOMMODATION

FLOOR	AREA (SQ FT)
GROUND WAREHOUSE	33,143
FIRST FLOOR OFFICE	4,557
TOTAL	37,700

We estimate the adjoining site, as shaded orange on page 1, to total approximately 1.29 acres/ 0.52 hectares.

RENT

On application

EPC

B38

RATEABLE VALUE

To be reassessed



GET IN TOUCH

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Any areas, measurements or distances referred to herein are approximate only. All texts, and photographs are for illustrative purposes only and solely intend to serve as a guide as to how the property may look and may be subject to any change at any time. Floorplan illustrations are indicative only. August 2026

CANALSIDE, LANGFORD LOCKS, KIDLINGTON, OXFORD, OX5 1HX