



For guidance only

**CANALSIDE  
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

## SPECIFICATION

- Modern detached warehouse with yard and parking
- 37,700 sq ft/ 3,502 sq m
- 12.3m eaves rising to 13.9m at apex
- 50m secure yard
- 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 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.

## DESCRIPTION

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

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The adjoining site is fenced and laid partly to aggregate and partly surfaced with tarmac 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 B38.

## TERMS

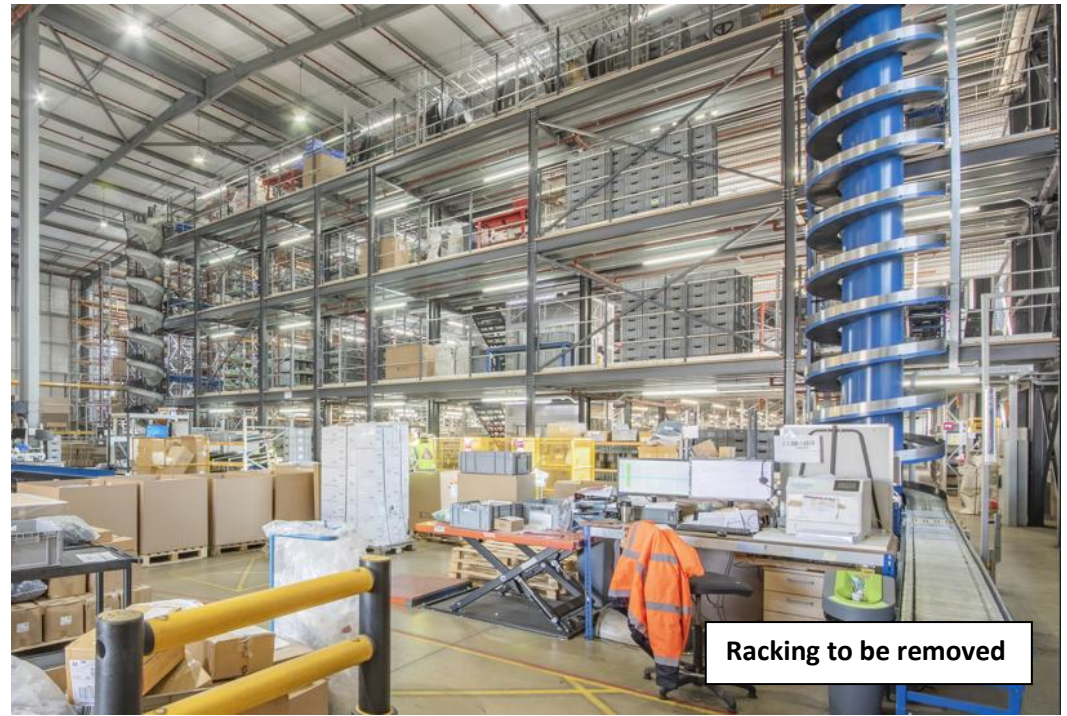
The building is available to lease on new full repairing and insuring terms, with terms on application.

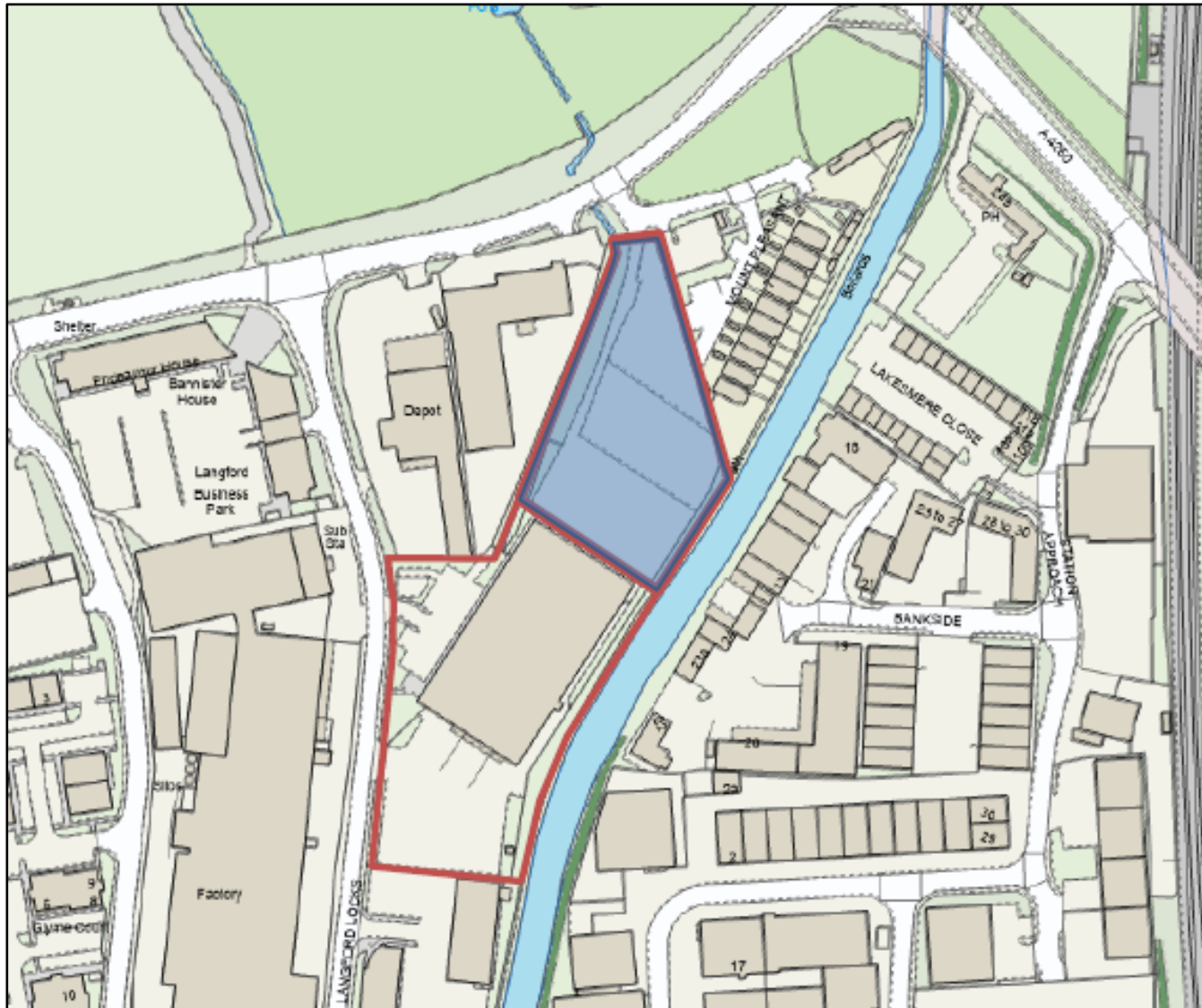
The rear site will be available to lease separately.

## BUSINESS RATES

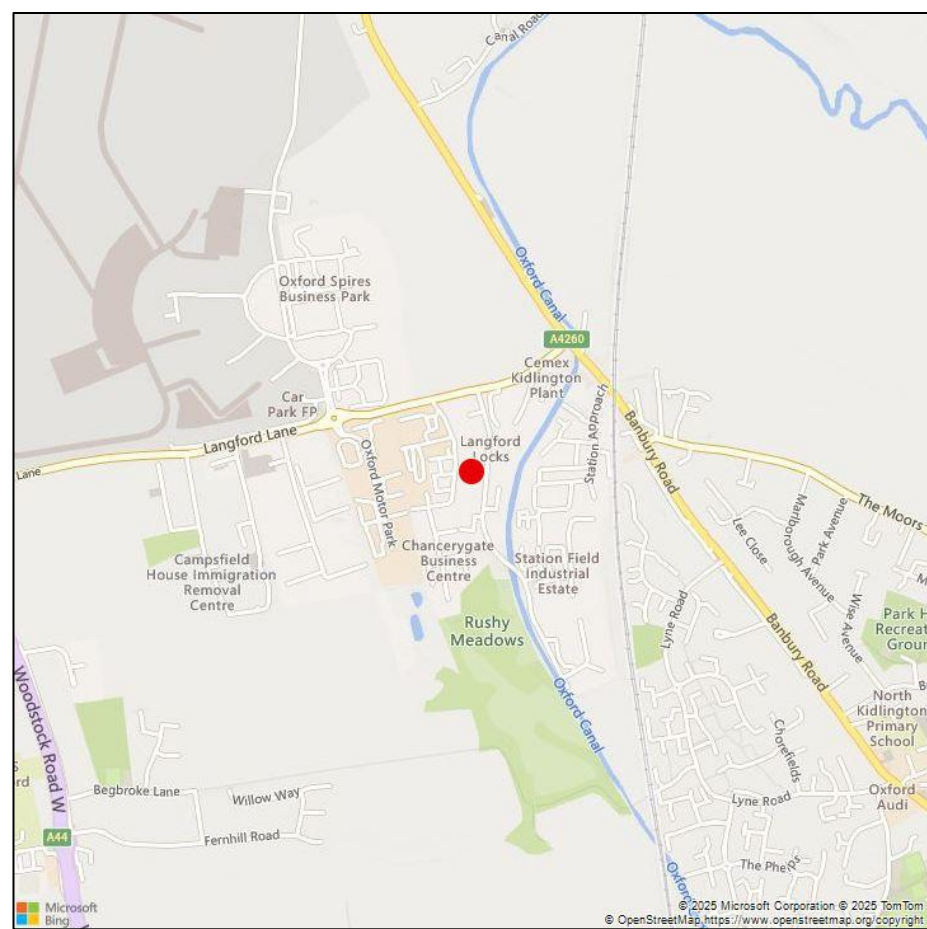
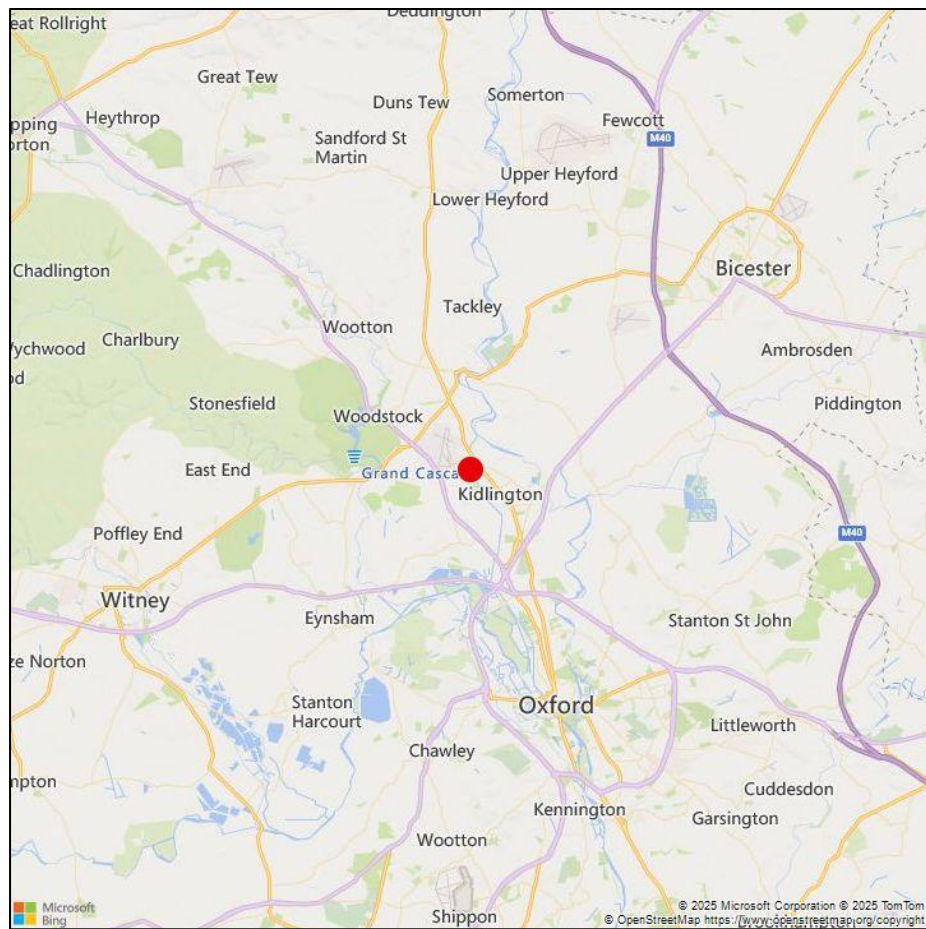
The building will require re-assessment for business rates.







**Indicative Demise Plan, with approximate splits shown.**



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

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