FOR SALE / TO LET
NEW COMMERCIAL BUILDINGS

Carter Jonas



TUNGSTEN PARK
LANGFORD LOCKS
KIDLINGTON
OXFORDSHIRE
OX5 1HZ

NEW BUILD INDUSTRIAL, WAREHOUSE AND MID TECH UNITS FOR SALE OR TO LET

OCCUPIER INTEREST INVITED FOR PRE-COMMITMENTS

- Proposed size range 14,255 to 89,475 sq.ft.
- Ability to incorporate bespoke occupier elements
- Freehold and leasehold terms

LOCATION

Tungsten Park, Kidlington is situated within the Langford Locks commercial 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 close by.

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.

OPPORTUNITY

Tungsten Developments, has acquired this 5.85-acre site for commercial development

A planning application has been submitted to develop four high-quality self-contained industrial buildings, within a landscaped environment.

We welcome pre-commitment discussions with the ability to tailor units to occupier needs, subject to terms.

An indicative layout plan is enclosed, for guidance only, in turn being subject to planning consent.

THE DEVELOPER

Founded in 2005, Tungsten Properties is a highly successful property developer, specialising in the UK's mid and big-box industrial and logistics sectors. Since incorporation, Tungsten have successfully completed over 5.8m sq ft of industrial and logistics development on a national basis.

As of 2026, Tungsten Properties has developed more than 333 acres, in 254 units, with a net development value of over £733 million, whilst working alongside some of the world's largest funding institutions.

Locally Tungsten has developments in Witney, Brackley and High Wycombe and would be pleased to arrange inspections to demonstrate their quality of build.

ACCOMMODATION

Subject to planning, Tungsten Park will offer four units, available individually or combined. Approximate GEA areas as follows:

	Ground Floor	First Floor	TOTAL
Unit 1	25,500 sq.ft	4,075 sq.ft	29,575 sq.ft
Unit 2	21,100 sq.ft	3,400 sq.ft	24,500 sq.ft
Unit 3	17,420 sq.ft	3,725 sq.ft	21,145 sq.ft
Unit 4	11,280 sq.ft.	2,975 sq.ft.	14,255 sq.ft
TOTAL GEA			**89,475 sq.ft**

TERMS

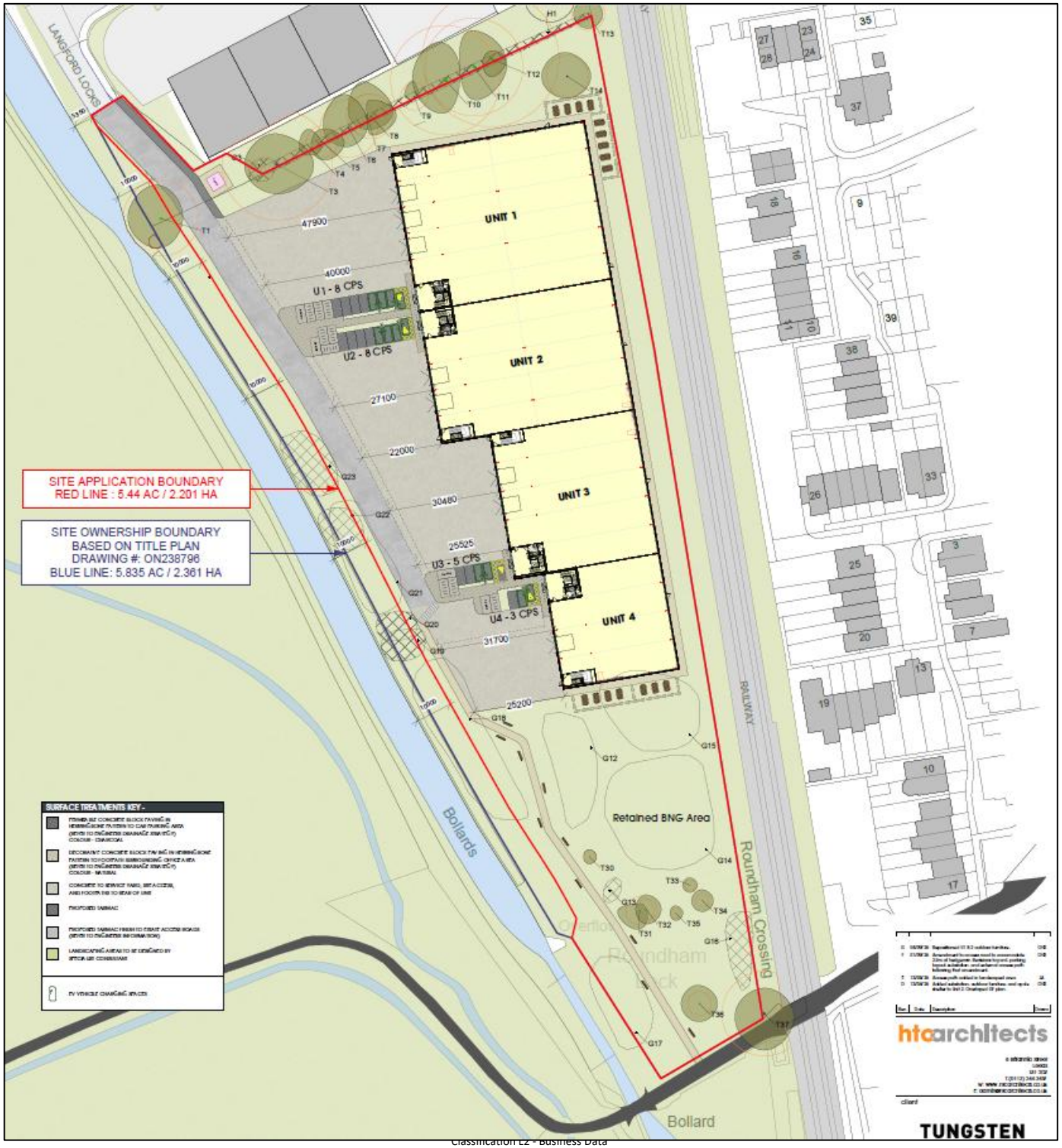
Pre-commitment discussions are invited on both leasehold and freehold basis.

VAT

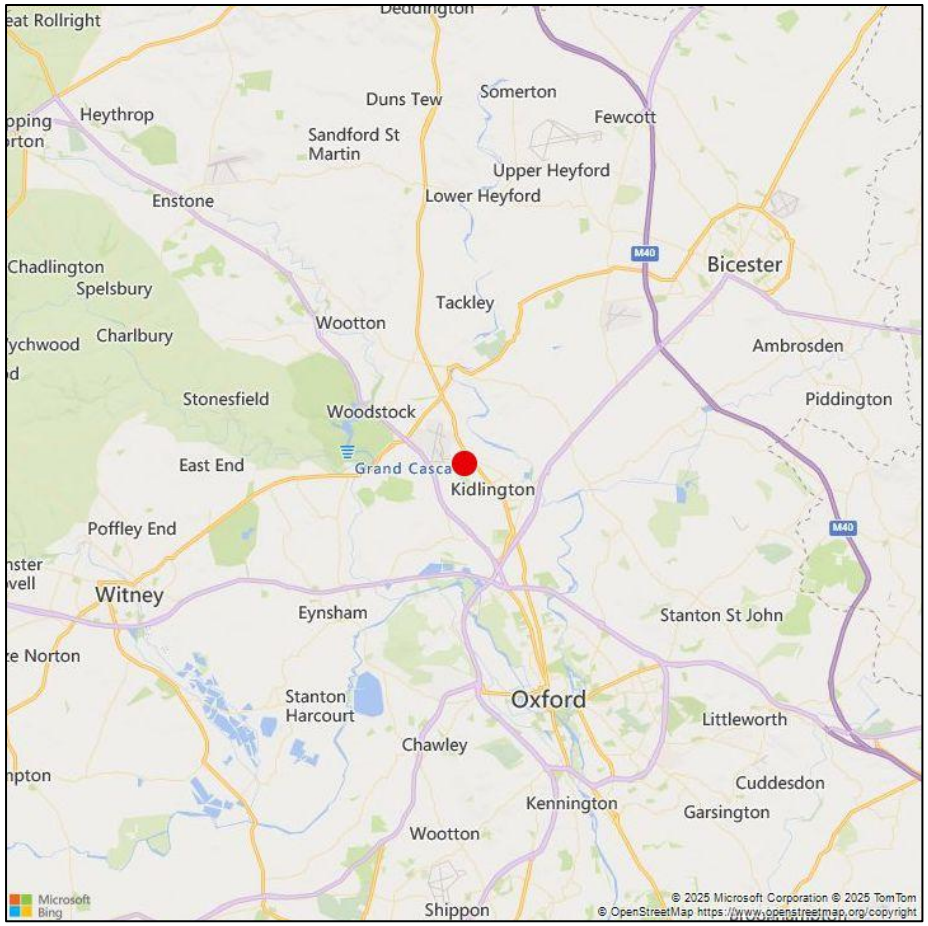
VAT will be applicable to both sale and lease terms.

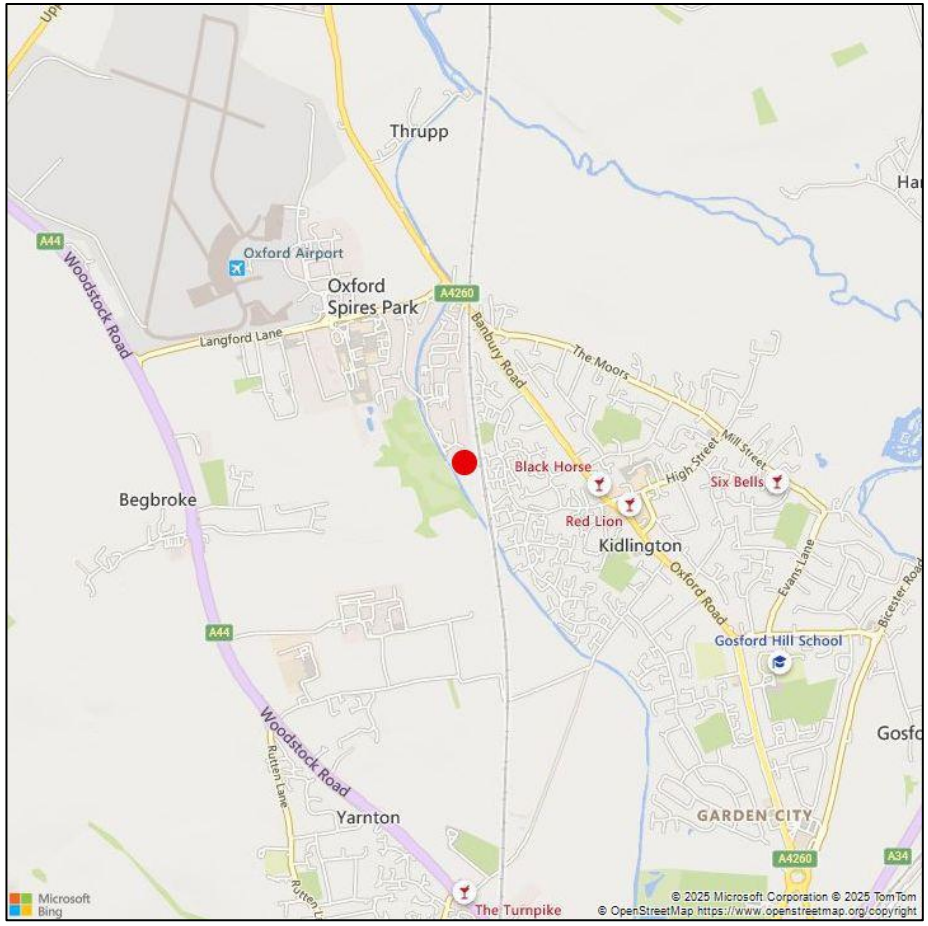
Oct '26





Indicative, subject to planning.





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Classification L2 - Business Data