

DIDCOT 166

M4 / A34 / M40

166,583 SQ FT MODERN DISTRIBUTION / WAREHOUSE
AVAILABLE NOW

PURCHAS ROAD, DIDCOT OX11 7HJ



DIDCOT 166



166,583 SQ FT MODERN DISTRIBUTION / WAREHOUSE AVAILABLE NOW

DIDCOT 166 is a modern distribution/warehouse of 166,583 sq ft (15,475 sq m). Offering high quality accommodation with two-storey offices within a secure site, DIDCOT 166 is positioned within an established distribution location.

SPECIFICATION

WAREHOUSE

- 12m clear height (14.3m to apex)
- 50 kN/m² floor loading
- 14 dock level loading doors
- 3 surface level loading doors
- Lighting and racking (which can remain in-situ if required)
- EPC rating C

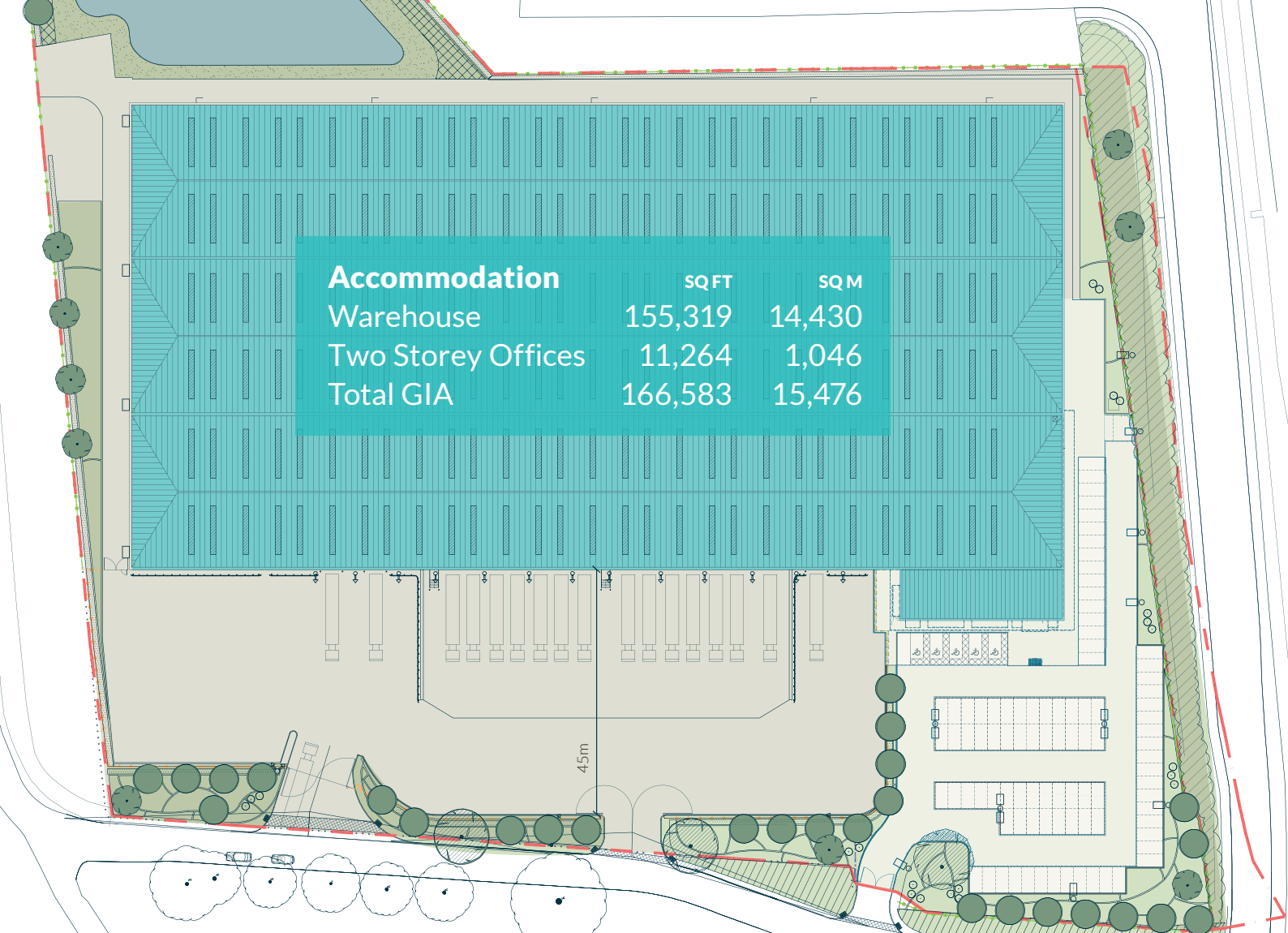
OFFICES

- Two-storey offices
- Full fitted out with heating, carpets, air conditioning
- Lift

EXTERNAL

- 97 car parking spaces
- 45m yard depth
- Secure service yard area with two points of access / egress





Accommodation

	SQ FT	SQ M
Warehouse	155,319	14,430
Two Storey Offices	11,264	1,046
Total GIA	166,583	15,476

AN AREA OF GROWTH

Didcot is the largest town in South Oxfordshire, which has a population of approximately 140,000. Designated as a growth area since 1979, it is the main focus for housing expansion in South Oxfordshire in the emerging south east plan.

The government has also included Didcot as one of a number of potential growth points in the south east, receiving targeted funding for infrastructure projects such as new roads, plus education and healthcare facilities.



DEMOGRAPHICS

SOUTH OXFORDSHIRE HUMAN RESOURCES

Working age population

84,200

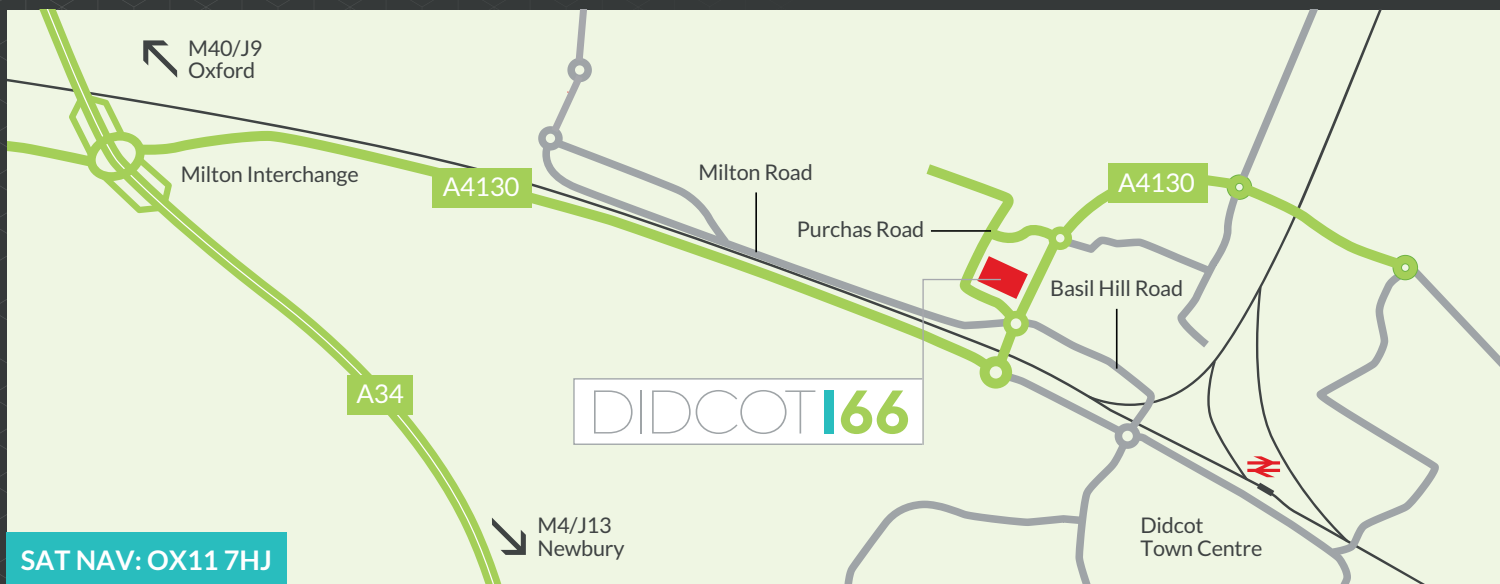
Source: nomisweb.co.uk

Cross section of skills

95.2%

having NVQ1 or above





LOCATION

DIDCOT 166 is located off the A4130 leading directly to the A34, providing dual carriageway access to the motorway network, M4 junction 13 and M40 junction 9.

Local occupiers who have recognised the strategic location of Didcot include ASDA, Booker, Chef Direct, Hachette, Pirelli, Tesco, TNT and XPO.

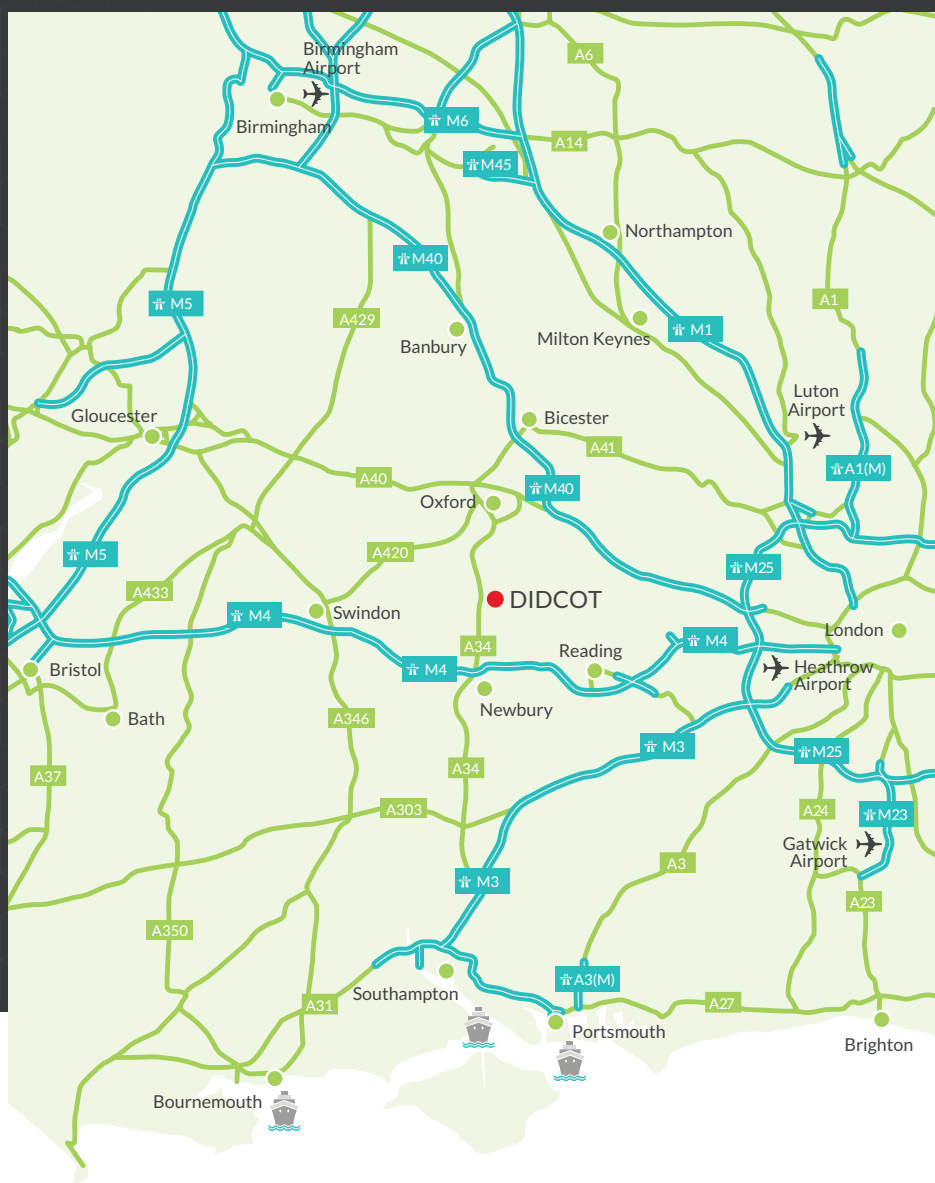
DISTANCE/DRIVE TIMES

	Miles	Time
M4 Jct 13	15 miles	18 mins
M40 Jct 9	23 miles	28 mins
Swindon	27 miles	49 mins
Oxford	14 miles	24 mins
Heathrow Airport	40 miles	1 hr
London	54 miles	1 hr 26 mins
Southampton	58 miles	1 hr 07 mins
Bristol	74 mins	1 hr 19 mins
Birmingham	89 miles	1 hr 29 mins

Source: Google Maps

TERMS

The building is available to let on a new full repairing and insuring lease.



DIDCOT 166

For further information on the building contact the sole agent



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