



ANOTHER
GLENMORE
DEVELOPMENT
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GlenmoreBusinessPark

LANGFORD LOCKS, KIDLINGTON, OXFORD, OX5 1GL



Computer generated image

14 SELF-CONTAINED B1 & B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 1,065 sq ft upwards with allocated parking



Indicative photos of similar scheme





LOCATION

Glenmore Business Park comprises a new development of 14 units in a landscaped setting within the established commercial area of Kidlington, Oxford, within easy reach of the A4260, A34 and M40.

The area is increasingly popular with office, industrial and hi-tech companies due to ease of access and proximity to the major road network. The site lies just off Langford Lane and is in close proximity to Oxford Airport.

DESCRIPTION

The development will provide a mix of light industrial and warehouse units built to a high standard with steel portal frames, low-level brick fascias and mini-rib cladding systems.

Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 1,065 sq ft up to 1,342 sq ft although they will be capable of being combined to form larger units as necessary.

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces



ACCOMMODATION

Unit	Ground	Mezzanine	Total
1	681	616	1297
2	712	353	1065
3	712	353	1065
4	712	353	1065
5	712	353	1065
6	712	353	1065
7	696	646	1342
8	696	646	1342
9	712	353	1065
10	712	353	1065
11	712	353	1065
12	712	353	1065
14	712	353	1065
15	681	616	1297

Measurements are square feet GIA.

SERVICES

Mains gas, 3 phase electricity, water and telecoms ducting will be available.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

IMPORTANT NOTICE: VSL & Partners and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and VSL & Partners have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

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Guide Rent/Price

Unit	Floor Areas			Annual Rent	Freehold Price
	Ground Sq Ft	First Sq Ft	Total Sq Ft		
1	681	616	1,297	Under Offer	
2	712	353	1,065	Under Offer	
3	712	353	1,065	£15,100	£215,000
4	712	353	1,065	Under Offer	
5	712	353	1,065	£15,100	£215,000
6	712	353	1,065	£15,100	£215,000
7	696	646	1,342	Under Offer	
8	696	646	1,342	Under Offer	
9	712	353	1,065	Under Offer	
10	712	353	1,065	Under Offer	
11	712	353	1,065	Under Offer	
12	712	353	1,065	Under Offer	
14	712	353	1,065	Under Offer	
15	681	607	1,288	Under Offer	

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SUBJECT TO CONTRACT