



**TO LET**

## **New Industrial/Warehouse Units**

From 3,070 Sq Ft – 5,180 Sq Ft (units can be combined)

Available Autumn 2025 – Pre-Lets Encouraged



# Kingston Business Park is a place for companies to grow.

Kingston Business Park is an established business location with over 20 existing occupiers on site. It provides ideal accommodation for both national and regional businesses due to its strong connectivity along the A420, and close proximity to the A34 and A40. Due to the scheme's flexible planning uses (B1, B2 and B8) it is available for a mixture of business uses. Network@Kingston Business Park is a new two phase development targeted to attract new occupiers whilst also providing space for existing tenants to expand.

Phase 1 Network@ Kingston Business Park will complete in Autumn 2025 with 13 new units ready for occupation.

Unit sizes range from 3,070 sq ft – 5,180 sq ft. The units are capable of being combined to form larger units to suit tenants' requirements. Phase 2 development will follow, please contact representing agents to find out more.

CGI Phase 2



## Specification

The new units are of the highest quality and each benefits from a dedicated yard and parking spaces.



Level access loading doors



FM2 classification floor slabs with 35kN/m<sup>2</sup> ground floor loading capacity



12% daylight roof panelling



8m minimum clear height to haunch



First floor mezzanine capable of being used as offices or additional production/light storage space



Concrete service yards



Dedicated parking spaces



EV charging for each unit



Established business location



Units can be combined





A415

Abingdon  
Oxford →

← Kingston Bagpuize



Phase 2  
Future development

Phase 1  
Ready for occupation Autumn 2025

New industrial/  
warehouse units in an  
established business park.

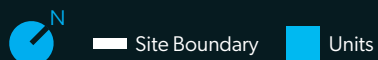


# 52,375 sq ft across 13 new warehouse units.

Network@kingston Business Park offers units ranging from 3,070 sq ft to 5,180 sq ft which can be combined to form larger units as necessary.

Pre-letting discussions are encouraged.

Unit	Ground Floor (Sq ft)	Mezzanine (Sq ft)	Total (Sq ft)
B1	4,630	550	5,180
B2	4,630	550	5,180
B3	2,875	515	3,390
B4	3,210	540	3,750
B5	3,210	540	3,750
B6	3,325	550	3,875
B7	4,510	550	5,060
B8	3,070	540	3,610
B9	3,070	540	3,610
B10	4,080	550	4,630
B11	2,640	430	3,070
B12	2,715	450	3,165
B13	3,640	465	4,105





## A well-connected business park in a buoyant economic location.

**The Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize.**

The A415 provides a direct road between Abingdon (6 miles) and Witney (9 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize. This location is at the heart of a buoyant economic area which benefits from the proximity of Oxford, good infrastructure and plentiful new housing.

**Kingston Business Park  
Kingston Bagpuize  
Abingdon  
OX13 5AS**



Destination	Distance (Miles)	Time (Mins)
Kingston Bagpuize	0.5	1
Abingdon	6	10
Witney	9	16
Oxford	9	20
Swindon	20	30
Reading	29	45
Cheltenham	36	50
Bristol	62	65
London	66	70

## Further information

### Services and outgoings

3 phase electricity, water and broadband.

### Terms

Pre-letting discussions would be welcomed.

Lease terms upon application.

### Contact

For further information please contact our joint agents:



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