

**AVAILABLE
IMMEDIATELY**

Flexible Leases Considered



TO LET

New Production/Warehouse/Technology Units

From 3,095 - 5,115 sq ft (units can be combined)

Grade A Office Fit Out Offered on Units B5 & B10

 **NETWORK@
KINGSTON
BUSINESS PARK**
kingstonbusinesspark.co.uk

Kingston Business Park is a place for companies to grow.

Network@Kingston Business Park is a new two phase redevelopment forming part of the Kingston Business Park.

Phase 1 is now complete.

Kingston Business Park is an established and thriving estate with over 20 existing occupiers. It provides an ideal location for both national and regional businesses being close to Oxford and Abingdon. Road communications are very good, the A420 provides a fast route to Oxford and the A34 and A40 are nearby. Flexible planning (B1, B2 and B8) has always attracted a wide range of successful businesses to the Park. Staff enjoy a range of nearby amenities with Kingston Bagpuize's shops and facilities within walking distance. Extensive shopping and food options are also available at Millets Farm Centre which is a few minutes drive.

Occupiers include : **Newton Consulting, Purple Transformation, Grant & Stone, TMB events, City & County Graphics, Alfresco and Owen Developments.**

The completed Phase 1 redevelopment comprises 13 new units of the highest quality. The combination of well designed elevations, excellent natural light, high internal eaves, flexible layout, extensive parking & yards and the sustainable energy efficient specification make the units ideal for modern production, warehouse and technology occupiers.

Phase 1 comprises 13 units ranging from 3,095 sq ft to 5,115 sq ft. The units may be combined to provide up to 17,000 sq ft.





Specification

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

The Units have an EPC Rating of 'A' and an anticipated BREEAM certification of 'Very Good.'



Units can be combined



FM2 classification floor slabs with 35kN/m² ground floor loading capacity



8m minimum clear height to haunch



Level access loading doors



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



Established business location



12% daylight roof panelling



Concrete service yards



Dedicated parking spaces



EV charging for each unit



← Kingston Bagpuize



A415

Abingdon
Oxford →

Milletts Farm Centre →

Phase 2
2027

Phase 1
NOW AVAILABLE

New production/warehouse/
technology units in an
established business park

52,916 sq ft across 13 new warehouse units.

Network@Kingston Business Park offers units ranging from 3,095 sq ft to 5,115 sq ft which can be combined to form larger units as necessary.

Grade A office fit out offered on units B5 & B10.
Additional office fit out available on other units.

Unit	Ground Floor (Sq ft)	Mezzanine (Sq ft)	Total (Sq ft)
B1 LET	4,647	607	5,254
B2 LET	4,651	607	5,258
B3	2,885	544	3,429
B4	3,202	539	3,741
B5 Office fit out included	3,231	575	3,806
B6	3,334	575	3,909
B7	4,512	603	5,115
B8	3,086	587	3,673
B9	3,060	541	3,601
B10 Office fit out included	4,080	603	4,683
B11 LET	2,640	455	3,095
B12	2,714	468	3,182
B13	3,648	522	4,170



Units

Office fit out included

Units let





**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**

///majority.headliner.applies



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

Lease terms upon application.

Flexible leases considered.

Legals

Each party to bear their own costs.

Contact

For further information please contact our joint agents:

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