

FREEHOLD
FOR SALE
OR TO LET

another *Glenmore* development
www.glenmore-group.co.uk

GlenmoreBusinessPark

LANGFORD LOCKS, KIDLINGTON, OXFORD, OX5 1GG



NEW DEVELOPMENT OF BUSINESS & INDUSTRIAL UNITS 1,163 - 10,340 sq ft
SET IN A LANDSCAPED BUSINESS PARK LOCATION



LOCATION

Glenmore Business Centre is located in the expanding Langford Locks area of Kidlington close to the Oxford Ring Road and with good access to the A34.

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.

TENURE

The properties are available either for sale freehold or on a commercial lease.

PRICES/RENTS

On application.

SERVICE CHARGE

A management company is to be set up with each unit bearing a proportion of an annual service charge for maintenance of the common areas.

VAT

All figures quoted above are exclusive of VAT.

LEGAL COSTS

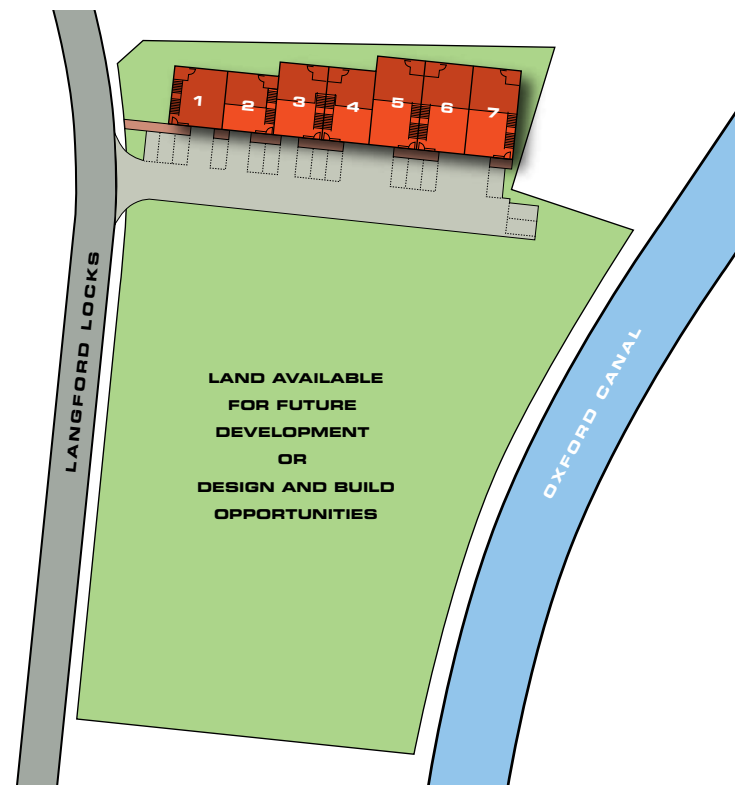
Each party to bear their own legal costs in connection with this transaction.

VIEWINGS

Strictly by appointment with the joint sole letting/selling agents.

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DESCRIPTION

The Glenmore Centre is a new commercial scheme providing a mixture of business and industrial units within a landscaped setting fronting the Oxford to Banbury canal. The development will be built in phases, the first phase providing 6 units in Block A as shown on the schedule.

The business units will provide two-storey accommodation with the first floor capable of being fitted out as offices subject to the necessary consents. Unit 1 has full cover at first floor with 50% cover in Units 2-7. All units will be finished to a standard developer's shell specification with all mains services connected to each unit.

Units are available from 1,163 sq ft to 1,658 sq ft although the units can be combined.

KEY FEATURES

- **Brick elevations with mini rib cladding**
- **Powder coated aluminium windows and doors**
- **Ground floor loading of 15kn/m²**
- **Minimum 3m clearance under first floor**
- **Insulated steel clad roof incorporating 10% daylight panels**
- **6m internal eaves height**
- **Allocated parking**
- **Mains gas, 3 phase electricity, water and telecoms will be available to each unit.**

ACCOMMODATION SCHEDULE

Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
PHASE 1 BLOCK A			
1	775	716	1,491
2	775	388	1,163
3	904	452	1,356
4	904	452	1,356
5	1105	553	1,658
6	1105	553	1,658
7	1105	553	1,658
Total units in Block A combined			10,340

The above floor areas are approximate, gross internal, scaled off plan.

IMPORTANT NOTICE

VSL & Partners Ltd and Carter Jonas 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 Ltd and Carter Jonas have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

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