

TO LET / May Split

19,898.41 Sq m – 214,186 Sq Ft of Warehouse
Accommodation Available

£4.74/SQ FT

SHELLINGFORD DISTRIBUTION CENTRE

White Horse Business Park,
Stanford in the Vale, Faringdon, SN7 8NY

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○ Available as whole or in part



OPPORTUNITY SUMMARY

A substantial self-contained industrial and distribution facility at White Horse Business Park, close to the A420 between Oxford and Swindon.

- 19,898.41 Sq m – 214,186 Sq Ft of warehouse and office accommodation with fully functioning sprinkler system
- Available as a whole or in part, subject to an agreed configuration, landlord consent and formal documentation.
- Existing lease available by assignment at a passing rent materially below prevailing market levels.
- Whole or part sublease options are also available, with terms on application.
- Potential freehold acquisition by separate negotiation with the landlord.
- Secure site with extensive loading, yard and circulation space.



TO LET | Available as a whole or in part



LOCATION & CONNECTIVITY





White Horse Business Park,
Stanford in the Vale,
Faringdon, SN7 8NY

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The property is on White Horse Business Park at Stanford in the Vale, approximately midway between Oxford and Swindon.

The A420 provides the main east-west connection, with onward access to the A34 and M40 towards Oxford and to the M4 at Swindon.

The surrounding area has an established industrial and logistics base and provides access to the Oxfordshire, Wiltshire and wider Thames Valley markets.



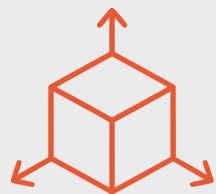
DESCRIPTION



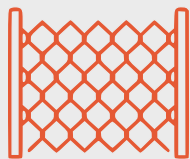
Shellingford Distribution Centre comprises a large warehouse and distribution complex with supporting offices, a gatehouse, yards, parking and loading areas. The accommodation is arranged in a series of connected warehouse bays and has historically been used as a national distribution and operational hub.



KEY FEATURES



Substantial warehouse & distribution accommodation



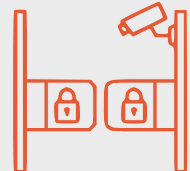
Secure, self-contained 7.9 acre site



Multiple loading points



Extensive yard & 360 vehicle circulation



Separate office accommodation & gatehouse



Fully functioning sprinkler system



Established business park setting



Whole or part availability subject to agreed configuration and landlord consent



8 meter eaves height

ACCOMMODATION & SITE

Total floor area of 214,186 Sq Ft on a site of approximately 7.9 acres.

	Sq m	Sq Ft
→ Total office area	1379.78	14,852
→ Total site accommodation	19,898.41	214,186

Total site accommodation 19,898.41 Sq m – 214,186 Sq Ft



GROSS INTERNAL

WAREHOUSE AREAS	Sq m	Sq Ft
→ Bay 1	4,404.48	47,410
→ Bay 2	4571.02	49,202
→ Bay 3	4289.79	46,175
→ Bay 4	3089.35	33,254
→ Warehouse Total	16,354.64	176,041

OFFICE AREAS	Sq m	Sq Ft
→ Warehouse Office	778.22	8,377
→ Main Office (Detached)	534.69	5,755
→ Traffic Office	66.87	720

CANOPY AREAS	Sq m	Sq Ft
→ Canopy area 1	1779.18	19,151
→ Canopy area 2	384.81	4,142
→ Total canopy	2163.99	23,293

Terms

The property is available by way of assignment of the existing lease at a passing rent below prevailing market levels.

The lease provides long-term occupational certainty, with fixed rental uplifts giving an incoming occupier clarity over future rental costs.

Further information is available from the joint agents.

EPC

EPC rating of C.

Rateable vale

Request from the agents.

Money Laundering

A tenant will be required to provide information necessary to comply with the Anti-Money Laundering Legislation.

Legal Costs

Each party will bear their own.



Contact & Viewing



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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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