

# SIGNIA PARK

/// PRIME INDUSTRIAL & LOGISTICS OPPORTUNITY UP TO 500,000 SQ FT

/// SIGNIA PARK / MILTON ROAD / DIDCOT / OX11 7HH

# INVESTMENT SUMMARY

Signia Park is a new industrial / logistics development with build to spec opportunities

Strategically located for distribution between the M4 & M40 with access in under 30 mins along the A34

Unit options range from 60,000 sq ft - 240,000 sq ft





The development has outline planning consent for 721,500 sq ft of B2 / B8 accommodation

The area benefits from a highly skilled labour force



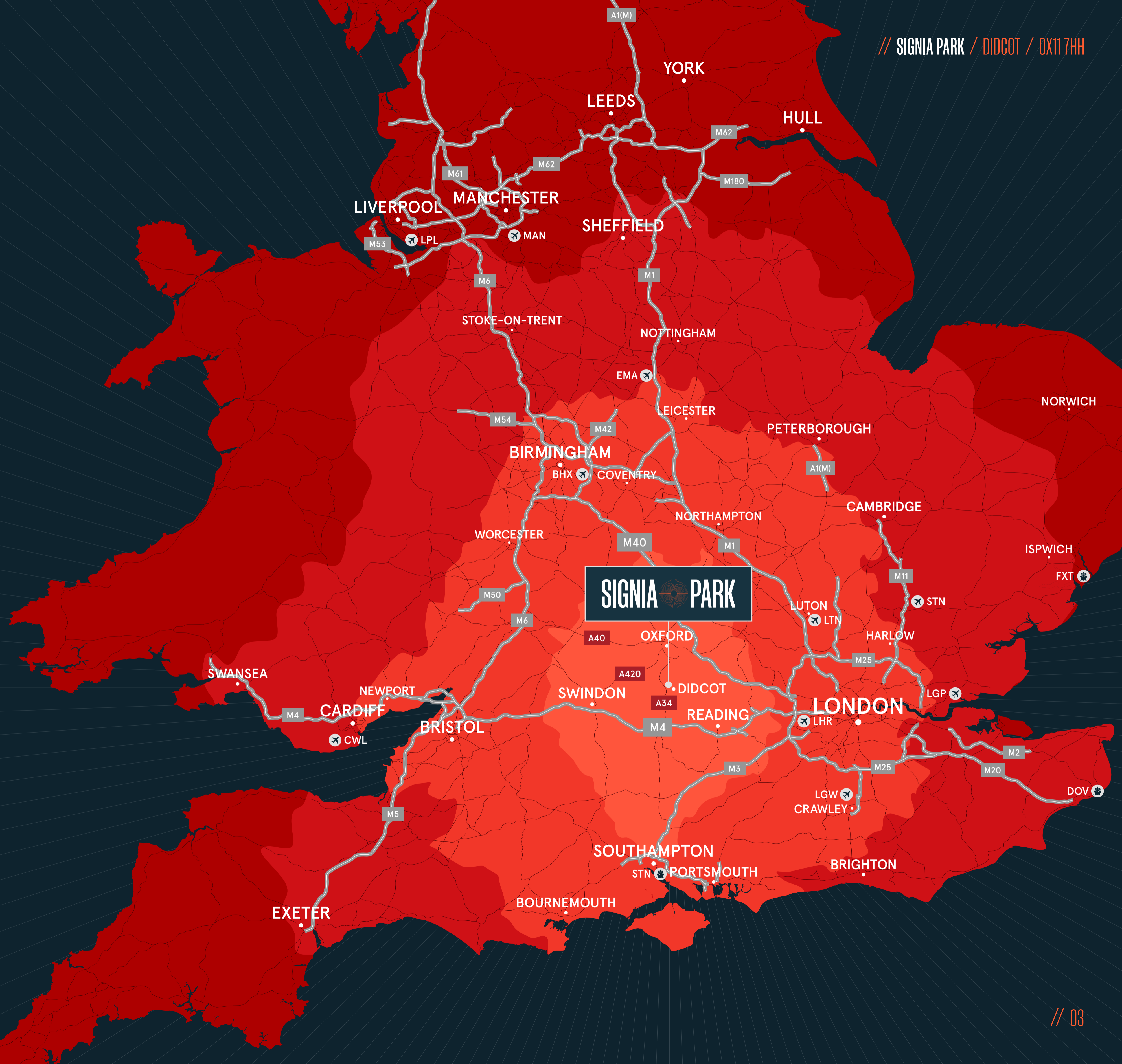
CGI - FOR INDICATIVE PURPOSES ONLY

# STRATEGICALLY LOCATED

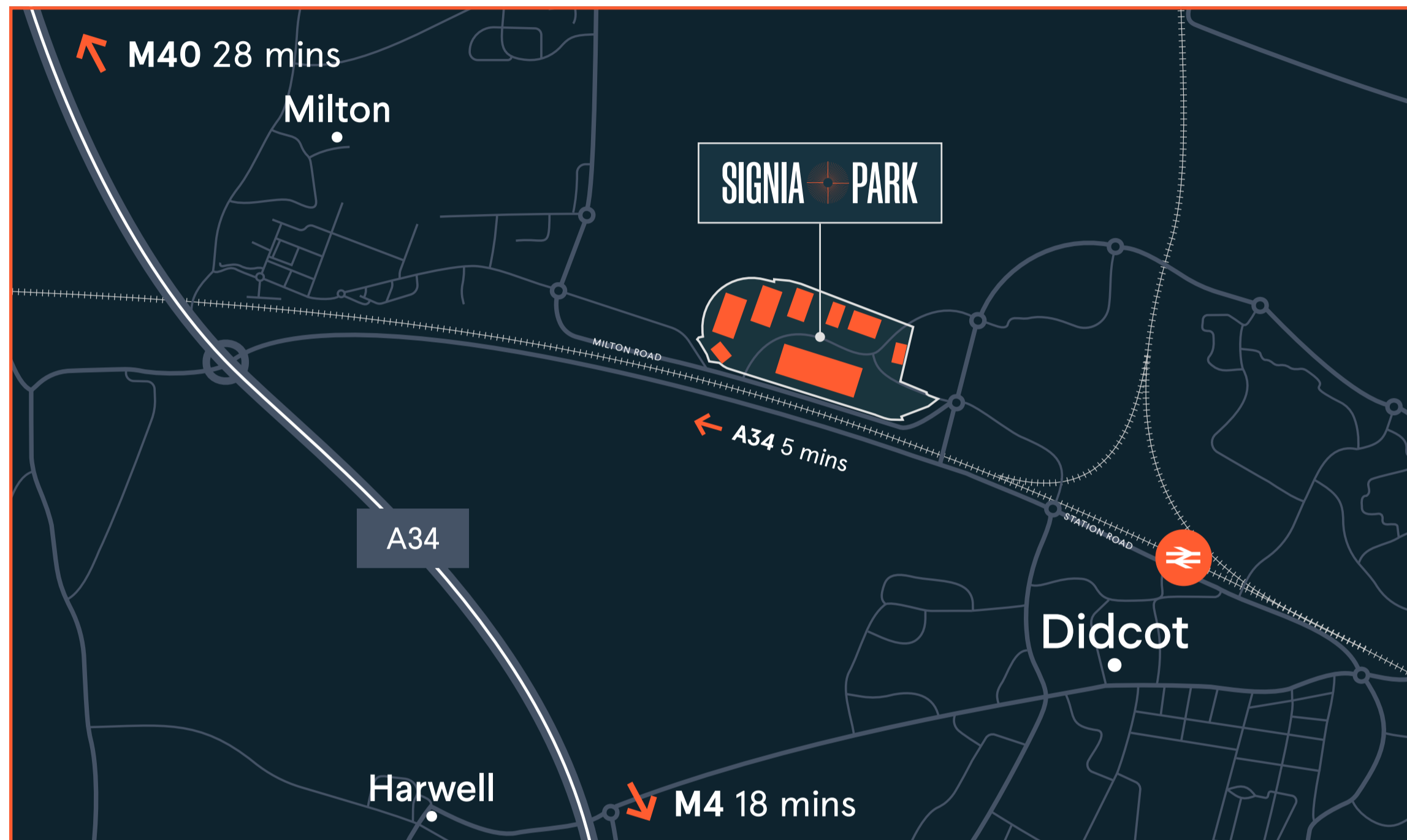
	Oxford	10 miles	18 mins
	Reading	20 miles	35 mins
	Swindon	38 miles	50 mins
	Central London	55 miles	100 mins
	Bristol	75 miles	80 mins
	Birmingham	88 miles	95 mins
	Southampton	57 miles	75 mins
	Bristol	80 miles	80 mins
	M4 Jct 13	15 miles	18 mins
	M40 Jct 9	23 miles	28 mins
	M25 Jct 16	58 miles	60 mins
	Heathrow	55 miles	60 mins
	Luton	68 miles	80 mins
	Gatwick	90 miles	95 mins

## HGV DRIVE TIMES

-  1 hour
-  2 hours
-  3 hours
-  3+ hours



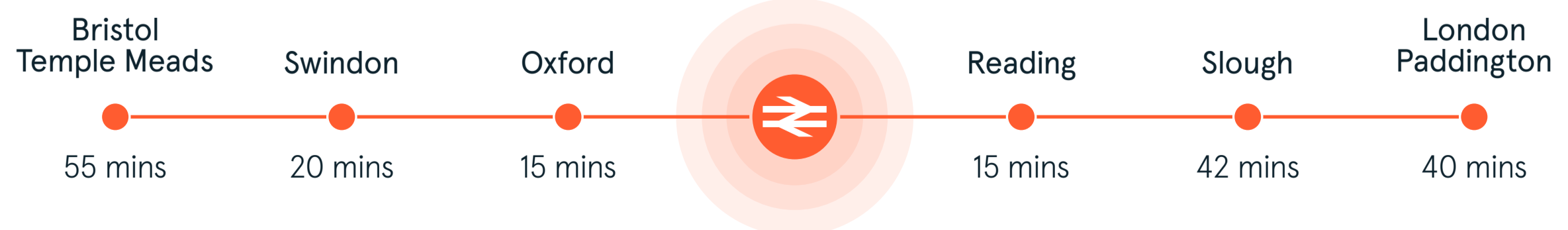
# RAPID ACCESS TO THE M4 & M40



Strategically located between both the M4 and the M40 (via the A34), Didcot is a favourable location for logistics. Benefitting from good access to London, Southampton, Bristol & the Midlands.

Neighbouring occupiers include Asda, TNT, UPS, DHL, XPO, Panalpina and Volvo Trucks.

## SIGNIA PARK BY RAIL



# HIGHLY SKILLED LABOUR SUPPLY

## FROM OXFORD & WEST BERKSHIRE

Signia Park is ideally placed to benefit from both Oxfordshire and West Berkshire's highly skilled labour pool, with the large conurbations of Oxford (13 miles), Newbury (18 miles) and Reading (22 miles) all within easy reach.



### DIDCOT PARKWAY

// 10 min walk from Signia Park  
// 40 mins to London Paddington  
// 17 mins to Oxford



### X2 BUS

// 10 min walk from Signia Park  
// 52 mins to Oxford (X2 Bus)

## DEMOGRAPHICS

Total population in Oxfordshire & West Berkshire:

846,000

Population within a 90 minute drive time:

2.37 MILLION

Population educated to NVQ4 and above:

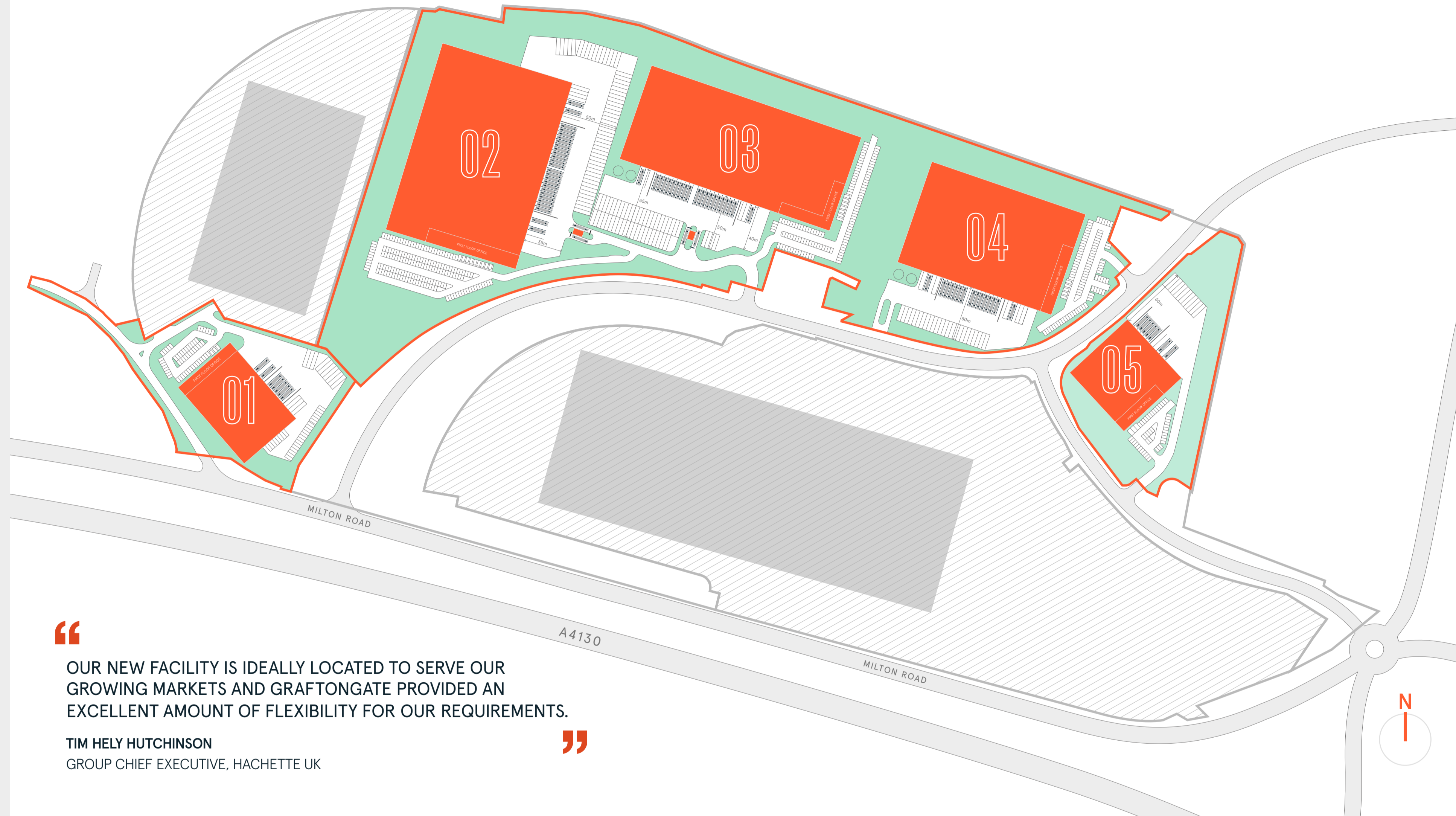
50.5%  
Oxfordshire

46.1%  
West Berkshire

39.3%  
Great Britain

# BUILT TO SPEC

Set within a well-maintained landscaped environment, Signia Park offers design and build opportunities from 65,000 – 215,000 sq ft, allowing you to create a space that's tailored to your business.

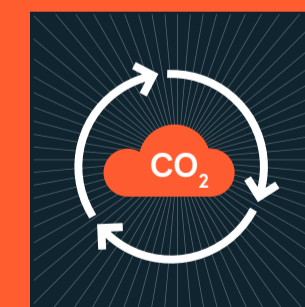


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OUR NEW FACILITY IS IDEALLY LOCATED TO SERVE OUR GROWING MARKETS AND GRAFTONGATE PROVIDED AN EXCELLENT AMOUNT OF FLEXIBILITY FOR OUR REQUIREMENTS.

TIM HELY HUTCHINSON  
GROUP CHIEF EXECUTIVE, HACHETTE UK

”



TARGET NET CARBON NEUTRAL



UP TO 25M EAVES HEIGHT



TWO STOREY FULLY FITTED OFFICES



SECURE SITES



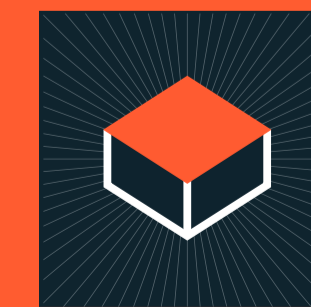
MINIMUM BREEAM 'VERY GOOD'



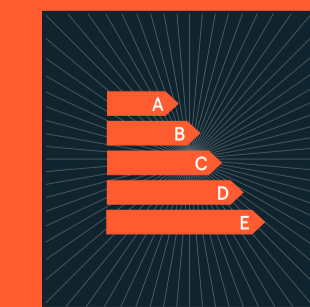
CYCLE ROUTE



50 kN/M2 FLOOR LOADING



RAISED FLOORS



TARGET EPC A

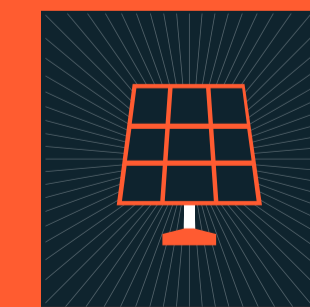


PHOTO VOLTAIC PANELS

# SIGNIA PARK

## GRAFTONGATE

Graftongate are one of the UK's leading Industrial and Logistics real estate developers. They develop, invest and asset-manage to drive maximum value in commercial opportunities. Working with a range of international clients across UK assets.



Clowes Developments (formerly CWC Group) is one of the UK's strongest privately-owned property companies. Based in Derbyshire with £300m of assets and 3000 acres of development pipeline.

## DTRE

### JAKE HUNTLEY

✉ [jake.huntley@dtre.com](mailto:jake.huntley@dtre.com)  
☎ +44 (0) 7765 154 211

### RICHARD HARMAN

✉ [richard.harman@dtre.com](mailto:richard.harman@dtre.com)  
☎ +44 (0) 7776 200 143



### RICHARD YENDLE

✉ [richard.yendle@jll.com](mailto:richard.yendle@jll.com)  
☎ +44 (0) 7734 880 672

### ED COLE

✉ [ed.cole@jll.com](mailto:ed.cole@jll.com)  
☎ +44 (0) 7872 677 751

Further information – to include energy performance certificates and data site access is available upon request.

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