

To Let

New modern & flexible
commercial space

Unit 2B Old Station Yard |
Watlington Rd | Cowley | OX4 6FE

Modern industrial unit next to MINI Oxford Plant. Offers office and warehouse accommodation on ground and first floor. Located 300m from the Oxford ring road. Available Fourth Quarter Spring 2025.



50/50 style, semi- detached light industrial premises comprising of warehouse on the ground floor and high quality office/ studio space to the first floor with glazed frontage. Potential for light industrial, trade or research and development use. Available Fourth Quarter Spring 2025.

Location situated off the Watlington Road, approximately 300 yards from the Oxford ring road providing excellent links to Oxford city centre, the A34 and M40.

More particularly the property features:

- Power float concrete floor to the warehouse
- Powered full height roller shutter door
- On site parking at the front of the unit
- Three phase electricity
- WC's with showers to ground and first floor
- Kitchenette to ground and first floor
- First floor office

// Accommodation

Measurements are provided on a gross internal area (GIA) basis:

	SQ FT	SQ M
Ground Floor	1,887	175.39
Meeting Room	944	87.69
Total Area	2,831	263.08

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Tenure

The property is available by way of a new flexible lease.

// Rent

Initial Rent of £11.50 per sq. ft. per annum.

// Service Charge

Not applicable.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

The Rateable Value for the building is TBA due to the property being a new build.

// EPC

The EPC rating for the property is TBA due to the property being a new build.

// VAT

All terms quoted are exclusive of VAT.

// Legal Costs

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

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

01295 670 123 | martin.patchett@adaltareal.com



Adalta Real Holdings Ltd. (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; 2. Adalta Real Holdings Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. No person in the employment of Adalta Real Holdings Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property; 4. Adalta Real Holdings Ltd will not be liable in negligence or otherwise for any loss arising from the use of these particulars; 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold, or withdrawn.

1

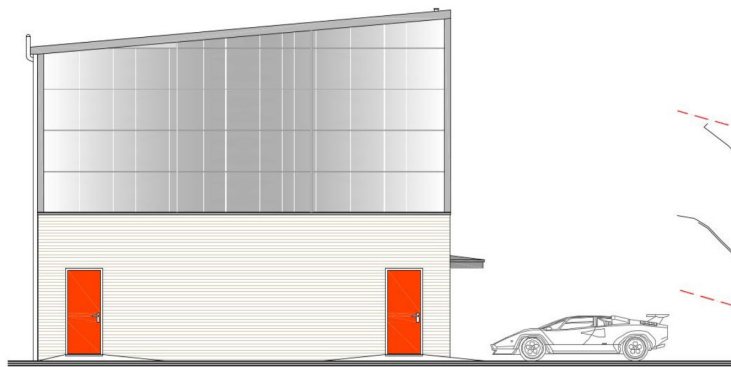
ELEVATIONS

NTS



FRONT SOUTH EAST ELEVATION

SCALE = 10M

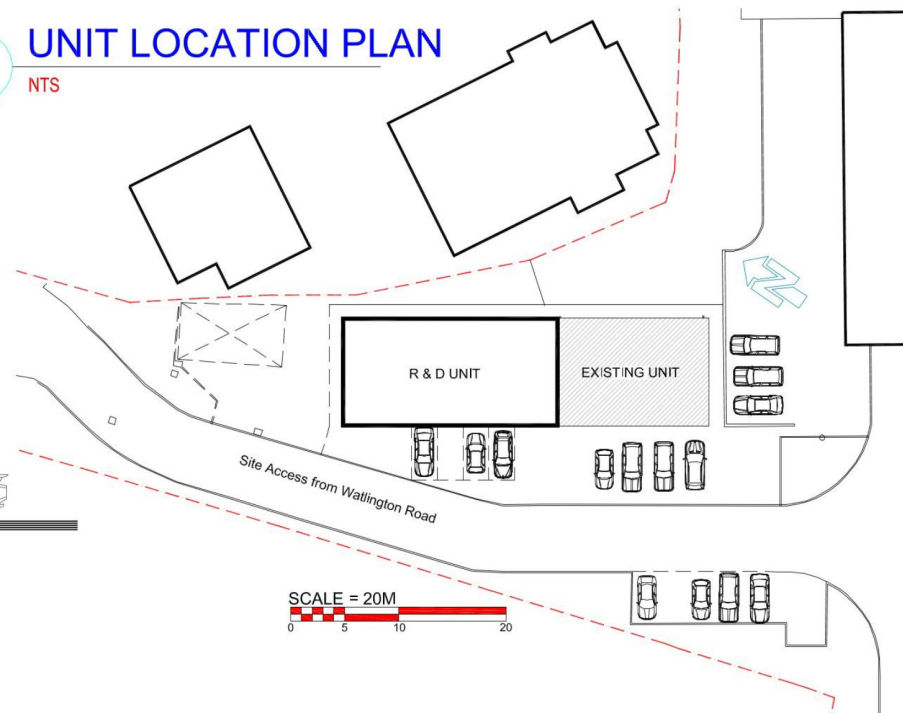


SIDE SOUTH WEST ELEVATION

2

UNIT LOCATION PLAN

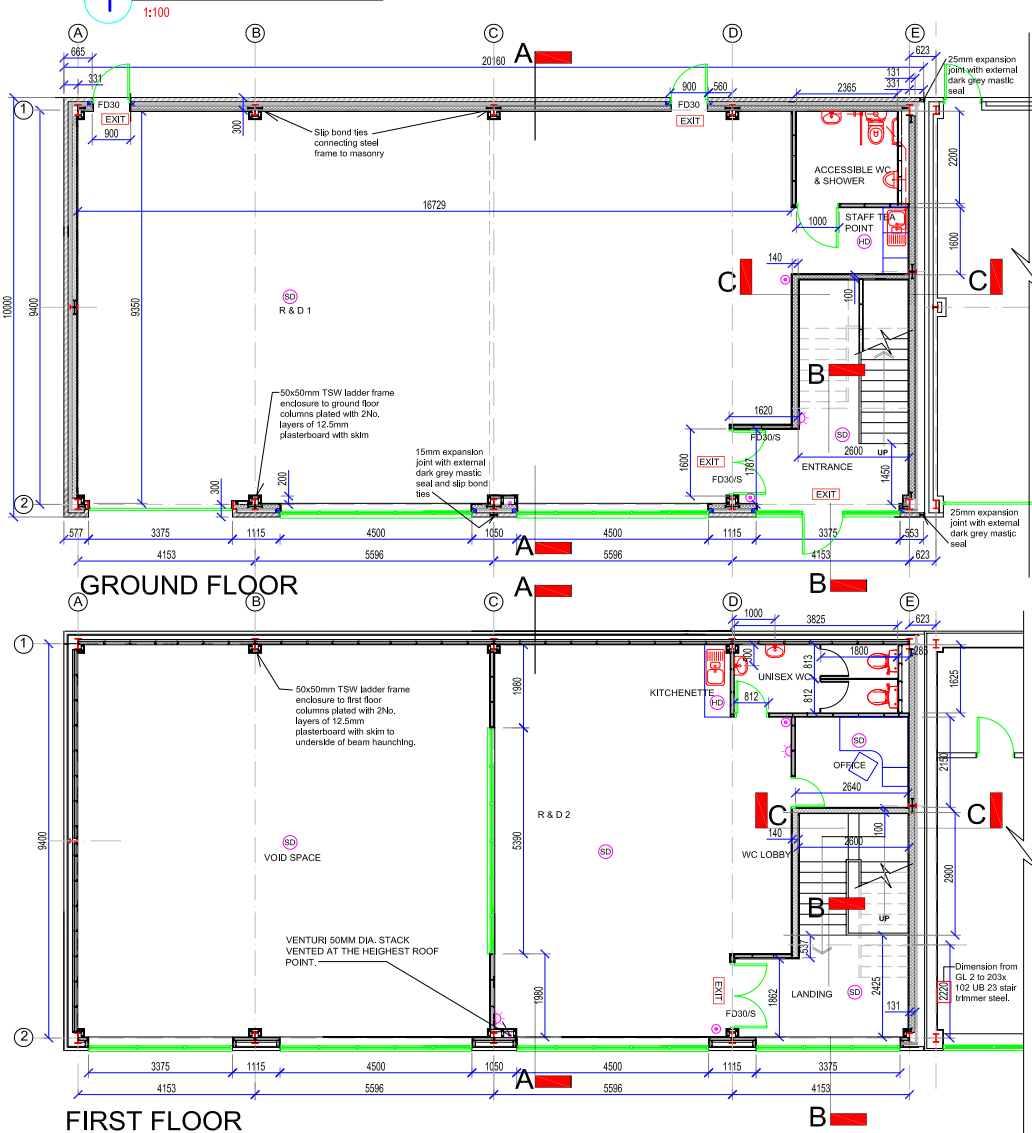
NTS



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

// Floor plan

1 PROPOSED FLOOR PLANS



GENERAL:-

ALL WORKS SHALL FULLY COMPLY WITH CURRENT BUILDING REGULATIONS. THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING THAT IS NECESSARY FOR THE PROPER EXECUTION OF THE WORKS TO THE SATISFACTION OF THE LOCAL BUILDING INSPECTOR WHETHER OR NOT IT IS INDICATED ON THE DRAWINGS. BEFORE STARTING THE WORK THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE DRAWINGS AND CARRY OUT A THOROUGH EXAMINATION OF THE BUILDING AND STRUCTURE WHICH WILL BE AFFECTED BY THE WORK. ALL ADEQUATE TEMPORARY SUPPORT AND PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AT EACH STAGE OF THE WORKS.

ALL MATERIALS SHALL BE SUITABLE FOR THEIR PURPOSE AND FIXED, APPLIED, OR MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, SPECIFICATION AND RECOMMENDATIONS.

SIZE AND STRENGTH OF ALL MATERIALS TO COMPLY FULLY WITH THE CURRENT BUILDING REGULATIONS.

ADDITIONAL ELECTRICAL SERVICES:-

MAINS POWERED INTERLINKED SMOKE AND HEAT DETECTORS WITH BATTERY BACK-UP ARE TO BE INSTALLED OVER BOTH STAFF KITCHENETTE/HEAT IN THE STAIRWELL OFFICE AND GENERAL R&D AREAS AS SHOWN ON PLAN (SMOKE).

ALL NEW ELECTRICAL INSTALLATIONS ARE TO BE UNDERTAKEN BY REGISTERED ELECTRICAL ENGINEERS.

MECHANICAL EXTRACTION TO THE STAFF KITCHENETTES ARE TO BE VIA 150MM DIA VENTAXIA OR SIM APPROVED WITH A FLOW RATE TO VENT AREA AT MINIMUM VOLUME OF 60 Litres/ per second. MECHANICAL EXTRACTION TO THE WC'S ARE TO BE VIA 150MM DIA VENTAXIA OR SIM APPROVED WITH A FLOW RATE TO VENT AREA AT MINIMUM VOLUME OF 15 Litres/ per second. ALL EXTRACTS TO BE LINKED TO LOCALISED LIGHT SWITCH WITH MINIMUM 15 MINUTES OVERRUN.

MASONRY DETAILS TO WALLS:-

STAIRWELL ENCLOSURE TO BE FORMED WITH 140MM 7/6MM3 DENSE BLOCK OR SIMILAR APPROVED IN GROUP 3 MORTAR TO THE SIDE WALLS WITH 100MM THICK BLOCKWORK TO THE REAR WALL. TO SIT DIRECTLY ONTO A GROUND FLOOR SLAB ON HYLOAD DPC OR SIM APPROVED. MASONRY AND STUD PARTITION TO STAIRWELL ENCLOSURE TO EXTEND TO THE UNDERSIDE OF ROOF BECK.

140MM THICK DENSE BLOCKWORK WALL TO EXTEND FROM GROUND TO ROOF LEVEL ADJOINING THE EXISTING BUILDING AND IS TO BE BACKED BY 60MM THICK CELOTEX CW400 RETAINED WITH STAINLESS STEEL CAVITY BATTS FOR MINIMUM 0.24W/m2K U-VALUE.

GROUND FLOOR ELEVATION WALLS TO BE 300MM THICK CAVITY MASONRY. INNER LEAF TO BE 100MM 7/6 DENSITY FAIR FACED BLOCK OR SIMILAR APPROVED IN GROUP 3 MORTAR. 100MM CAVITY WITH 60MM THICK CELOTEX CW400 RIGID CAVITY BOARD OR SIMILAR APPROVED TO MAINTAIN 40MM CAVITY SPACE. EXTERNAL LEAF TO BE 100MM FACING BRICK TO MATCH EXISTING WITH 10MM MORTAR JOINTS. ALL INTERNAL MASONRY TO HAVE 12.5MM PLASTERBOARD DOT AND DABBED FINISH.

STAINLESS STEEL SAFETY TIES AT 450MM VERTICAL CENTRES AND 900MM HORIZONTAL CENTRES LAID IN DIAMOND PATTERN - ALL FOR MINIMUM 0.24W/m2K U-VALUE. EXTERNAL MASONRY BELOW DPC TO BE BLUE ENGINEERING BRICK.

CAVITY CLOSERS AROUND NEW F.E. DOORS TO BE DAMCOR INSULATED D.P.C. OR SIMILAR APPROVED - TO PREVENT COLD BRIDGING. UNTIL TO NEW DOOR TO BE IG LVS 100, 88MM HIGH WITH CAVITY TRAY OVER.

NEW MASONRY TO CONNECT TO EXISTING MASONRY WALLS VIA STAINLESS STEEL WALL STARTERS (CROCODILES) FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH SLIP COVERS OVER TIES. WALL STARTERS BACKED WITH THIOFLEX FOAM OR SIM APPROVED, SEALED WITH MASTIC INFILL.

EMERGENCY LIGHTING

EXIT Illuminated "EXIT" Bulkhead

FIRE ALARM

- Call Point
- Sounder Beacon
- SD Optical Smoke Detector
- HD Optical Heat Detector

Notes to the Contractor

ALL DIMENSIONS AND LEVELS SHOWN ON THIS DP ARE TO BE CHECKED BY THE CONTRACTOR(S) AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. THIS DRAWING IS NOT TO BE SCALED. DIMENSIONS ARE IN MILLIMETRES. COPYRIGHT © THIS DRAWING BELONGS TO AZZURRI ARCHITECTS

FIRE DOORS

ALL DOORS NOTED AS FD30/S TO BE HALF HOUR FIRE RESISTANT WITH SMOKE SEALS AND ARE TO INCLUDE OVERHEAD CLOSERS WITH BACK CHECK OPERATION. EXTERNAL ESCAPE DOORS ARE TO BE STEEL FRAMED WITH INTERNAL PUSH PAD ESCAPE MECHANISM.

LINTELS

EXTERNAL FIRE ESCAPE DOORS TO BE 900x2100MM WITH IG LVS 100 88MM HIGH x1.6MM THICK TO INCLUDE CAVITY TRAY OVER.

ROLLER SHUTTER OPENING AND GROUND FLOOR WINDOWS TO HAVE LINTELS CONFIRMED BY STRUCTURAL ENGINEER AND ARE TO INCLUDE CAVITY TRAYS OVER.

GLAZED ENTRANCE DOOR TO HAVE STEEL BEAMS OVER INKED TO FRAME TO SUPPORT CANOPY.

EXPPOSED SOFFITS OF LINTELS TO BE COVERED WITH 12.5MM PLASTERBOARD/SKIM FOR HALF HOUR FIRE PROTECTION.

ALL LINTELS TO HAVE MINIMUM 150MM END BEARINGS AND TO SIT ON MINIMUM 225MM DEEP DENSE CONCRETE OF ENGINEERING BRICK PADSTONES.

STEEL FRAME AND LINTELS TO BE CONFIRMED BY STRUCTURAL ENGINEER.

ALL EXPOSED ELEMENTS OF STEEL FLOOR BEAMS AND COLUMNS UP TO ROOF LEVEL TO BE COATED IN 1HR FIRE RESISTANT INTUMESCENT COATING OR WERE PRACTICAL 2No. LAYERS OF 12.5MM PLASTERBOARD FOR EQUIVALENT 1 HR FIRE PROTECTION.

Revised issues	By	Date
A	TENANT AMENDMENTS	
B	TENANT AMENDMENTS	
C	BUILDING REGS NOTES ADDED	
D	SECTION LOCATION KEYS ADDED	
E	AMENDED TO S.F.E. SPECIFICATIONS	
F	WIND POST ON GL E REPOSITIONED	
G	TENANT AMENDMENTS TO FLOOR PLAN	



1-4 GARSINGTON ROAD
COWLEY
OXFORD
OX4 6NQ

Client: SEVILLE DEVELOPMENTS

PROPOSED UNIT EXTENSION
PROPOSED FLOOR PLANS

Scales: 1/50@A1 CAD E/PROJECTS
Date: FEB/2023 Status: BUILDING_REGS
Drawn: DSP Checked:
AZZURRI ARCHITECTS
Chartered Architects
No.1 Rock Park, Birkenhead, Wirral CH42 1PJ
Tel : 0151 641 8863
E-mail : seville@azzurri.com

2301/DD/101G

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).