

INNOVATE@ LEAFIELD

UNIQUE REFURBISHMENT /
REDEVELOPMENT OPPORTUNITY
FOR SALE

150,000 sq ft on 25 acres

LEAFIELD TECHNICAL CENTRE **OX29 9EF**



A UNIQUE DEVELOPMENT / REFURBISHMENT OPPORTUNITY ON A SECURE SITE.

Location

Leafield Technical Centre is located in West Oxfordshire approximately 1 mile West of Leafield, 4 miles North of Witney and 18 miles North-West of Oxford. The site benefits from being situated in a secluded, self-contained and secure location whilst maintaining good transport links to Oxfordshire and the South-East.

There is a main line rail service to London from Charlbury located approximately 5 miles North-East. Journey time from Charlbury to Paddington approximately one hour.

Site Description

Leafield Technical Centre is a campus style development over an area of approximately 25 acres containing a variety of Office, Research & Development and Industrial accommodation with extensive parking for approximately 500 cars.

The site is accessed via a private road located off Leafield Road which leads to the gatehouse. A tarmac road leads around the site providing vehicular access to the various buildings.

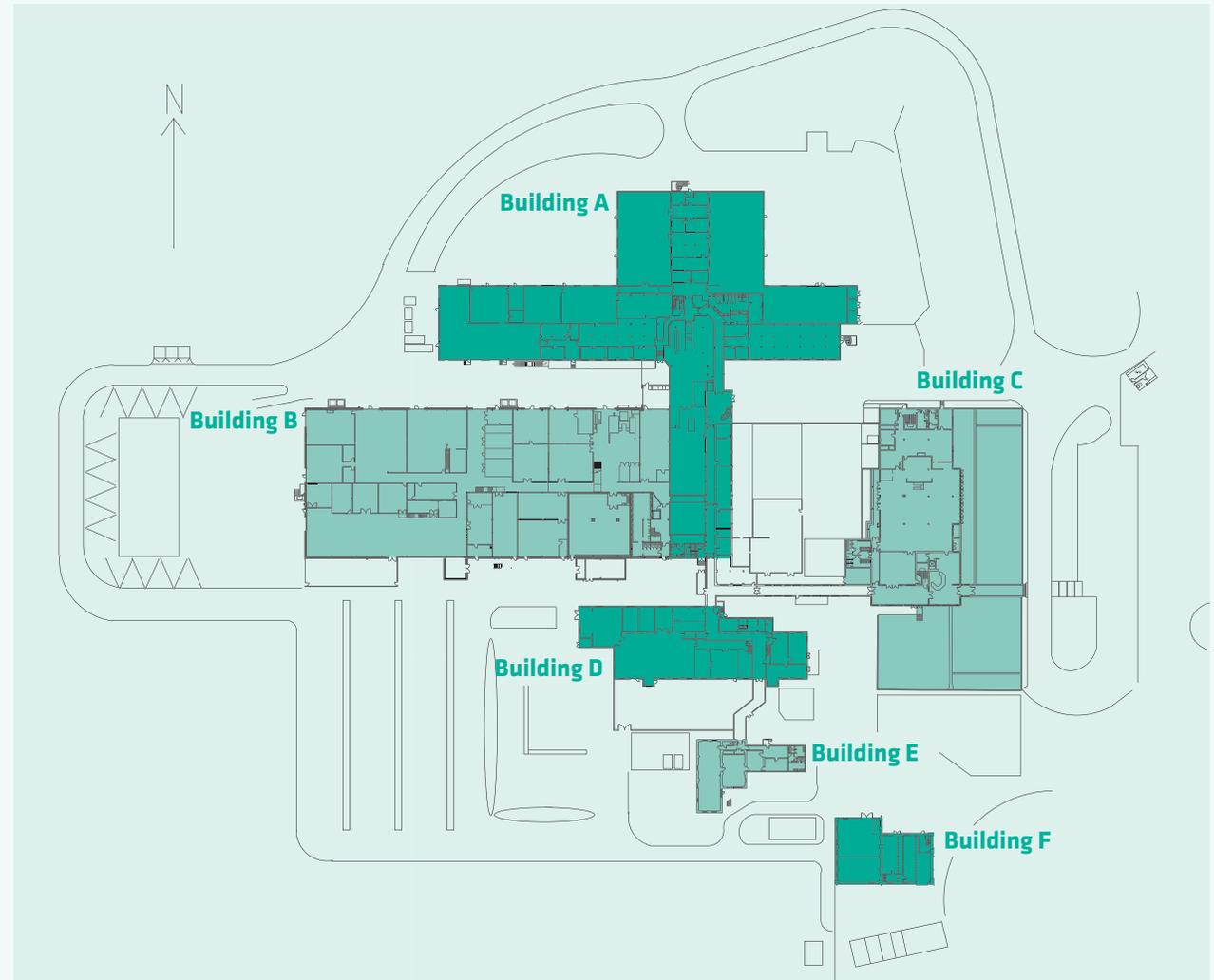
**SUITABLE FOR A VARIETY
OF EMPLOYMENT USES
SUBJECT TO PLANNING.**



**A SECURE, ATTR
TO GROW**

Accommodation

Description	Use	Gross Internal Area (Approx)	
		Sq m	Sq ft
Building A			
Ground Floor	R&D	3,426	36,874
First Floor	Offices	1,480	15,932
Building B			
Ground & First Floors	Workshop & Offices	1,080	11,634
Building C			
Ground & First Floors	Offices	398	4,281
Building D			
Ground & First Floor	Storage	496	5,339
Gatehouse & Storage	Storage	87	938
Building F			
Ground Floor	Reception / Kitchens	1,027	11,954
First Floor	Offices	778	8,370
Building U			
Ground Floor	Workshop	3,560	38,323
First Floor	Offices	1,464	15,768
Total gross internal area		13,796	149,413



ACTIVE ENVIRONMENT
YOUR BUSINESS

