

PHASE 1 READY
NOVEMBER 2025

CGI Phase 1



TO LET

New Industrial/Warehouse Units

From 3,095 Sq Ft – 5,115 Sq Ft (units can be combined)

Available November 2025 – Pre-Lets Encouraged

Flexible Leases Considered

 **NETWORK@
KINGSTON**
BUSINESS PARK
kingstonbusinesspark.co.uk

Kingston Business Park is a place for companies to grow.

Kingston Business Park is an established business location with over 20 existing occupiers on site. It provides ideal accommodation for both national and regional businesses due to its strong connectivity along the A420, and close proximity to the A34 and A40. Due to the scheme's flexible planning uses (B1, B2 and B8) it is available for a mixture of business uses. Network@Kingston Business Park is a new two phase development targeted to attract new occupiers whilst also providing space for existing tenants to expand.

Phase 1 Network@ Kingston Business Park will complete in November 2025 with 13 new units ready for occupation.

Unit sizes range from 3,095 sq ft – 5,115 sq ft. The units are capable of being combined to form larger units to suit tenants' requirements. Flexible lease terms will be considered. Phase 2 development will follow, please contact representing agents to find out more.

CGI Phase 2



Specification

The new units are of the highest quality and each benefits from a dedicated yard and parking spaces. All units have a target EPC rating of 'A' and a target BREEAM rating of 'Very Good'.



Level access loading doors



FM2 classification floor slabs with 35kN/m² ground floor loading capacity



12% daylight roof panelling



8m minimum clear height to haunch



First floor mezzanine capable of being used as offices or additional production/light storage space



Concrete service yards



Dedicated parking spaces



EV charging for each unit



Established business location



Units can be combined

← Kingston Bagpuize

A415

Abingdon
Oxford →



Phase 2
Future development

Phase 1
Ready for occupation November 2025

**New industrial/
warehouse units in an
established business park.**

52,375 sq ft across 13 new warehouse units.

Network@kingston Business Park offers units ranging from 3,095 sq ft to 5,115 sq ft which can be combined to form larger units as necessary.

Pre-letting discussions are encouraged.

Unit	Ground Floor (Sq ft)	Mezzanine (Sq ft)	Total (Sq ft)
B1 UNDER OFFER	4,647	607	5,254
B2 UNDER OFFER	4,651	607	5,258
B3	2,885	544	3,429
B4	3,202	553	3,755
B5	3,239	575	3,814
B6	3,334	575	3,909
B7 UNDER OFFER	4,512	603	5,115
B8 UNDER OFFER	3,086	588	3,674
B9	3,060	561	3,621
B10	4,080	603	4,683
B11	2,640	455	3,095
B12	2,714	495	3,209
B13	3,648	522	4,170




 Site Boundary
  Units
  Units Under Offer



**A well-connected
business park in a
buoyant economic
location.**

The Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize.

The A415 provides a direct road between Abingdon (6 miles) and Witney (9 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize. This location is at the heart of a buoyant economic area which benefits from the proximity of Oxford, good infrastructure and plentiful new housing.

**Kingston Business Park
Kingston Bagpuize
Abingdon
OX13 5AS**



Destination	Distance (Miles)	Time (Mins)
Kingston Bagpuize	0.5	1
Abingdon	6	10
Witney	9	16
Oxford	9	20
Swindon	20	30
Reading	29	45
Cheltenham	36	50
Bristol	62	65
London	66	70

Phase 1 Works Underway



Further information

Services and outgoings

3 phase electricity, water and broadband.

Terms

Pre-letting discussions would be welcomed.

Lease terms upon application.

Contact

For further information please contact our joint agents:

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