

SUSTAINABLE  
BY DESIGN

# VERDA PARK

SOUTH  
OXFORDSHIRE  
OX10 9RB

A NEW NET ZERO CARBON  
COMMERCIAL DEVELOPMENT

**UNITS AVAILABLE FROM  
5,124 – 69,901 SQ FT**

**AVAILABLE Q2 2021**

# SUSTAINABLE BY DESIGN

**VERDA PARK IS A BRAND NEW COMMERCIAL DEVELOPMENT IN WALLINGFORD, SOUTH OXFORDSHIRE, BUILT TO THE HIGHEST SPECIFICATION WITH OUTSTANDING SUSTAINABILITY FEATURES.**

The park is located on Hithercroft Estate, an established commercial area which benefits from main road frontage to the Western Bypass (A4130).

The site, which extends to 7.56 acres, offers a mix of unit sizes ranging from 5,124 - 69,901 sq ft, with the ability to combine units. Verda Park is an ideal destination for a magnitude of businesses, being suited to a variety of industries including; industrial, trade, science, research & development, technology and innovation.



New commercial units available from 5,124 - 69,901 sq ft - Available Q2 2021



Strategically located between the M4(J13) & M40(J16)



Prominent location fronting the A4130



10 minute walk to Wallingford town centre



Established commercial location on Hithercroft Estate



High quality and enhanced specification private estate with landscaped environment



Net zero carbon development



EPC A+ / EPC A



BREEAM 'Excellent' rating



Computer Generated Image of Units 310 & 320 at Verda Park



**AMENITIES**

- 1 Wallingford Sports Park
- 2 Lidl
- 3 Waitrose
- 4 Costa Coffee
- 5 Boots
- 6 Pizza Express

**LOCAL OCCUPIERS**

- 1 Fischer Fixings
- 2 Royal Mail
- 3 MKM Building Supplies
- 4 Howdens
- 5 Gladstone Ltd
- 6 Wrap Distribution Service
- 7 Lesters Self Storage
- 8 Verco Ltd
- 9 UK Bathroom Warehouse
- 10 Fugro
- 11 Rowse Honey

To Chosley Station  
3 miles

To M40 (Junction 6)  
13 miles

To M4 (Junction 13)  
17 miles

Western Bypass (A4130)

Hithercroft Road

To A34 via Didcot  
6 miles

# ANSWERING THE DEMAND

Located within Wallingford's established commercial area, to the south-west of the town centre, Verda Park is situated amongst a number of established commercial occupiers.

# LETTING IN A SIZE TO SUIT YOU

## WAREHOUSE

- / 40.3m shared yard depth
- / 9m clear height
- / 50kN/m<sup>2</sup> floor loading
- / EPC A rating
- / BREEM 'Excellent' rating
- / 15% roof lights to warehouse

## OFFICE

- / Grade A open plan office
- / LED lighting with smart control
- / VRF to provide heating and comfort cooling
- / Double height glazed entrance / HQ reception

## EXTERNAL

- / Secured entrance with independent gates
- / Palladin fencing around perimeter of estate
- / 40 bicycle spaces allocated to units 100 & 200 in covered shelters
- / One electric car charging point for each unit, with provision for an additional point to be installed



UNIT 110	SQ FT	UNIT 120	SQ FT	UNIT 130	SQ FT	UNIT 140	SQ FT	UNIT 150	SQ FT
Warehouse	12,314	Warehouse	6,114	Warehouse	8,697	Warehouse	7,395	Warehouse	7,438
Office	3,660	Office	1,561	Office	1,787	Office	1,787	Office	2,110
<b>Total</b>	<b>15,974</b>	<b>Total</b>	<b>7,675</b>	<b>Total</b>	<b>10,484</b>	<b>Total</b>	<b>9,182</b>	<b>Total</b>	<b>9,548</b>

Level access loading doors	2	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1
Car parking spaces	13	Car parking spaces	4	Car parking spaces	8	Car parking spaces	8	Car parking spaces	6
Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1

UNIT 210	SQ FT	UNIT 220	SQ FT	UNIT 230	SQ FT	UNIT 240	SQ FT	UNIT 250	SQ FT
Warehouse	6,910	Warehouse	3,724	Warehouse	3,724	Warehouse	5,726	Warehouse	3,692
Office	1,744	Office	1,400	Office	1,400	Office	1,615	Office	1,572
<b>Total</b>	<b>8,654</b>	<b>Total</b>	<b>5,124</b>	<b>Total</b>	<b>5,124</b>	<b>Total</b>	<b>7,341</b>	<b>Total</b>	<b>5,264</b>

Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1
Car parking spaces	13	Car parking spaces	4	Car parking spaces	4	Car parking spaces	8	Car parking spaces	3
Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1

All areas are based on approximate Gross External Areas. Office areas include ground floor core/reception.

Computer Generated Image of Units 100 & 200 at Verda Park



# LEADING BY EXAMPLE

## WAREHOUSE

- / 35m yard depth
- / 12m clear height
- / 50kN/m<sup>2</sup> floor loading
- / EPC A+ rating
- / BREEM 'Excellent' rating
- / 15% roof lights to warehouse
- / Unit 310 Photovoltaics expected to save up to £9,000/annum in electricity costs
- / Unit 320 Photovoltaics expected to save up to £6,500/annum in electricity costs

## OFFICE

- / Grade A open plan office
- / LED lighting with smart control
- / VRF to provide heating and comfort cooling
- / Double height glazed entrance / HQ reception

## EXTERNAL

- / Secured entrance with independent unit gates
- / Palladin fencing around perimeter of estate
- / 30 bicycle spaces allocated to units 310 & 320 in covered shelters
- / Four electric car charging points for each unit

Computer Generated Image of Units 310 & 320 at Verda Park



UNIT 310	SQ. FT
Warehouse	35,994
Office	6,082
<b>Total</b>	<b>42,076</b>

Dock loading doors	2
Level access loading doors	2
Car parking spaces	44
Electric charging points	4

UNIT 320	SQ. FT
Warehouse	23,035
Office	4,790
<b>Total</b>	<b>27,825</b>

Level access loading doors	2
Car parking spaces	32
Electric charging points	4

All areas are based on approximate Gross External Areas. Office areas include ground floor core/reception.

# PROMINENTLY POSITIONED

## LOCATION

Located in South Oxfordshire, within Wallingford's established commercial area, Verda Park fronts the Western Bypass (A4130) and Hithercroft Road.

The site benefits from road links to the M4 and M40 corridors, as well as the A34 trunk road, providing excellent access to Oxford and Birmingham (to the north), Reading and Southampton (to the south) and High Wycombe, Heathrow the M25 and Central London (to the east).

Wallingford town centre is home to various pubs, cafes, shops and hotels, offering an array of amenities within close proximity to the site and the expanding local population.

## DISTANCES (BY CAR)

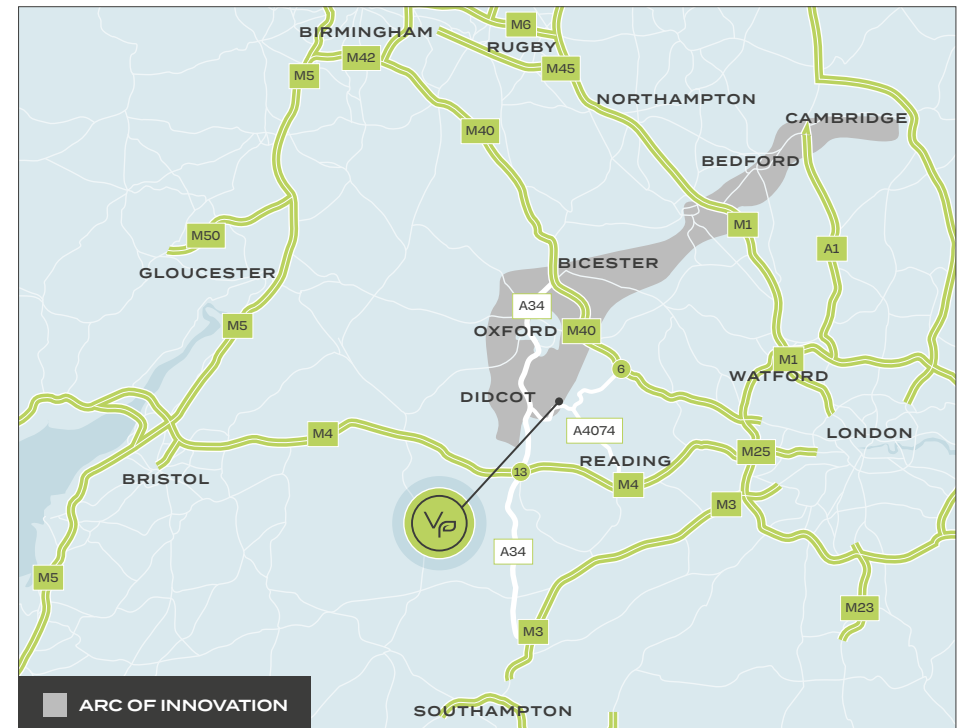
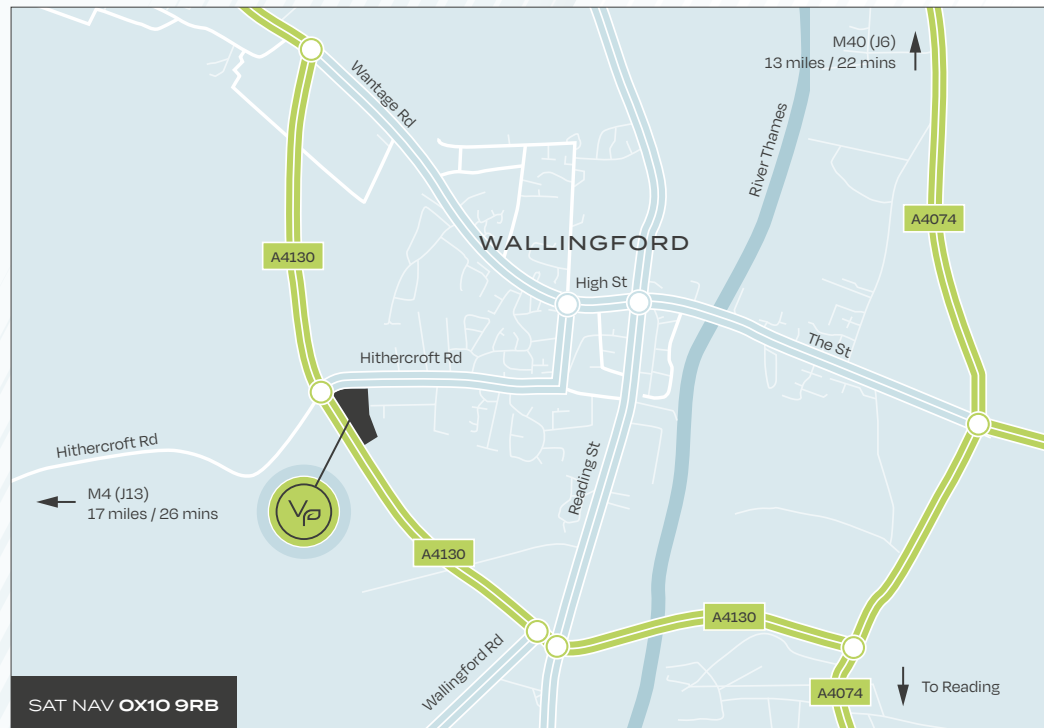
Western Bypass (A4130)	0.1 miles	1 min
Cholsey Station ➔	3 miles	7 mins
A34	8 miles	16 mins
M40 (Junction 6)	13 miles	22 mins
Reading	13 miles	23 mins
Oxford	13 miles	25 mins
M4 (Junction 13)	17 miles	26 mins
M25 (Junction 16)	34 miles	38 mins
Central London	49 miles	75 mins

## INNOVATION ARC

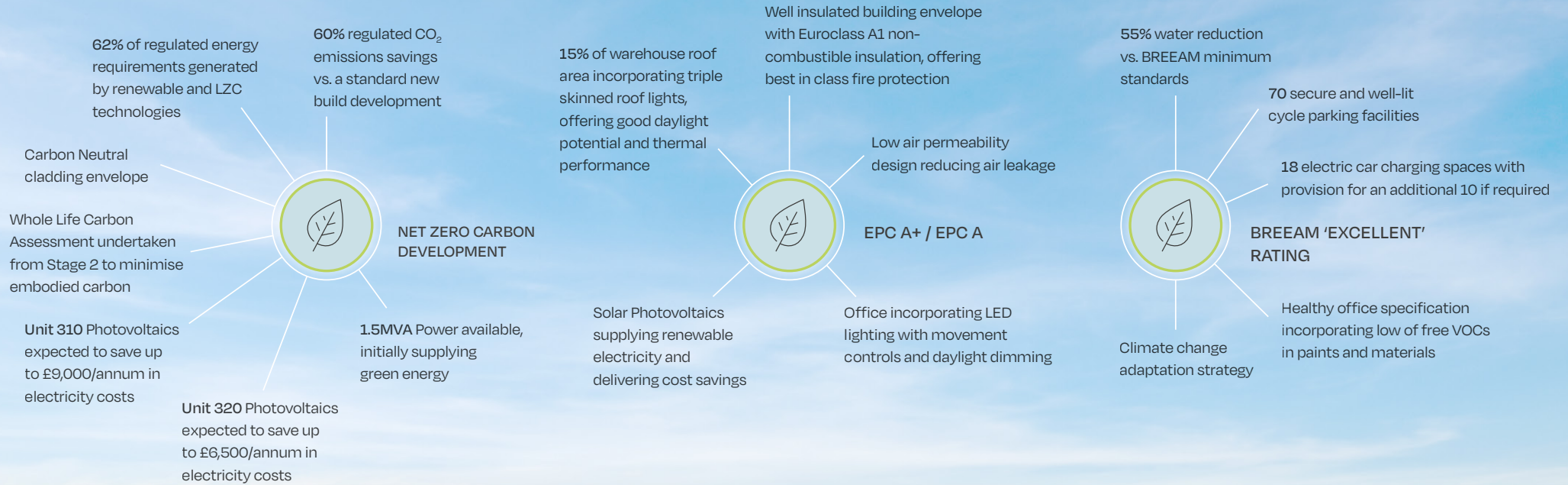
Verda Park, South Oxfordshire is located within the 'Arc of Innovation' – an area identified by the Enterprise Research Centre. It stretches from Cambridge through the southeast Midlands and along the M4 corridor to Oxfordshire and Gloucestershire and is part of the 'Golden Triangle', encompassing the universities of London, Cambridge and Oxfordshire.

Verda Park is situated close to Oxford and the globally renowned Oxford University and hubs such as Oxford Science Park, Harwell Campus and Milton Park. The area is home to organisations working in the bioscience, food tech,

high performance and high tech engineering sectors. The 'Arc of Innovation' is a magnet for inward investment and Verda Park can accommodate businesses looking to capitalise on this economic strength.



# SUSTAINABLE FEATURES



Computer Generated Image of Units 100 & 200 at Verda Park



## DELIVERING EXCEPTIONAL

SUSTAINABILITY AND FUTURE-  
PROOFING IS THE FOCUS OF  
OUR DEVELOPMENTS FROM  
DESIGN TO DELIVERY.

ARE YOU WITH US?  
ARE YOU ?

### A DEVELOPMENT BY

**BRIDGES**  
Fund Management

Bridges is a specialist private markets investor with almost 20 years of experience investing in property solutions that help to reduce carbon emissions, revitalise business spaces and regenerate communities. Bridges is well-placed to deliver the Verda Park development, with extensive asset management knowledge and development expertise.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill, expertise and funding to deliver the development of Verda Park. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



**VERDAPARK.CO.UK**

### FURTHER INFORMATION

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